



**MAP estate agents**  
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Higher Pennance, Lanner, Redruth



## Higher Pennance, Lanner

Lanner village 0.75 miles | Redruth 2 miles | A30 trunk road 3 miles | Portreath (north coast) 6 miles | Falmouth (south coast) 9 miles | City of Truro 10 miles | Newquay Airport 26 miles | Plymouth 65 miles | Exeter M5 98 miles (Distances are approximate)

A rare opportunity to purchase a detached non-estate bungalow which commands rural views across the village of Lanner.

The property is offered for sale on the open market for the first time since being built in the 1950's

Kitchen | Dining Room | Lounge | Three bedrooms | Bathroom | WC | Garage | Gardens | Parking

**£385,000**

**Freehold**





## Property Introduction

'Chyrosen' offers three double size bedrooms, a lounge, separate dining room and a galley style fitted kitchen. In addition to the bathroom there is a separate WC.

Typical of properties of this age, the accommodation is well proportioned, there is uPVC double glazing throughout and heating is provided by an oil fired boiler.

Sitting within a plot approaching a quarter of an acre in size there are well tended gardens on all sides with lawns and mature shrubs and trees, parking for several vehicles is available on the private driveway and there is a detached garage.

Ideal as a family home or for retired persons, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

## Location

Situated within a short distance to the nearest village of Lanner, here one will find a choice of convenience stores, a fish and chip shop, public house and schooling for younger children. Carharrack village is a little further distant.

The nearest major town is Redruth and here there is a mix of national and shopping outlets, a mainline Railway Station with direct links to

London and the north of the country and Redruth is also home to Kresen Kernow which is a mecca for those researching their Cornish routes. The A30 trunk road is within a short drive and Truro, which is the administrative and shopping centre for Cornwall and the university town of Falmouth on the south coast are both within commuting distance.

Portreath on the north coast which is noted for its sandy beach and active harbour is within six miles.

### ACCOMMODATION COMPRISES

Approached from the rear, door to:-

#### KITCHEN 12' 0" x 6' 9" (3.65m x 2.06m)

Enjoying a dual aspect with uPVC double glazed windows to the rear and side. Galley style with a range of eye level and base units having adjoining roll top edge working surfaces and incorporating an inset stainless steel single drainer sink unit with mixer tap. Cooker point, plumbing for automatic washing machine and extensive ceramic tiled splashbacks. Coved ceiling and radiator. Door to:-

#### DINING ROOM 13' 9" x 10' 0" (4.19m x 3.05m) maximum measurements

uPVC double glazed window to the rear. Focusing on a wood mantel fire surround with slate hearth (non-functional) with alcoves to either side. Coved ceiling and radiator. Door to:-

#### HALLWAY

Door to the front. L-shaped with access to loft space, airing cupboard containing copper cylinder and with shelving. Radiator. Coved ceiling. Doors off to:-

#### BEDROOM ONE 12' 6" x 11' 9" (3.81m x 3.58m) maximum measurements into bay

Enjoying a dual aspect with uPVC double glazed windows to the front and side. Three door wardrobe unit, radiator and coved ceiling.





**BEDROOM TWO 11' 7" x 10' 6" (3.53m x 3.20m) maximum measurements**

Enjoying a dual aspect with uPVC double glazed bow window to the rear and uPVC double glazed window to side. Fitted two double door wardrobe unit, radiator and coved ceiling.

**BEDROOM THREE 11' 10" x 9' 11" (3.60m x 3.02m) maximum measurements**

uPVC double glazed window to side. Four door wardrobe unit, radiator and coved ceiling.

**WC**

uPVC double glazed window to side. Close coupled WC and half tiled walls.

**BATHROOM**

uPVC double glazed window to the front. Vanity wash hand basin, panelled bath with electric shower over and full ceramic tiling to walls. Electric fan heater.

**LOUNGE 11' 11" x 11' 8" (3.63m x 3.55m) plus bay**

Enjoying a dual aspect with uPVC double glazed bow window to the front enjoying an open rural outlook and uPVC double glazed window to the side. Focusing on a wood fire surround and marble back and hearth, radiator and coved ceiling.

**OUTSIDE FRONT**

To the front there is an extensive lawned garden with shrub hedging and borders and set to one side is a timber summerhouse which is in

a sheltered position and enjoys an outlook over the gardens. To the side of the property there is an enclosed further lawned area with an 8' x 6' aluminium framed greenhouse and a further storage shed.

**REAR GARDEN**

To the rear the drive access leads in off Pennance Road and there is generous parking on a tarmac driveway together with access to the detached garage. The garden again is largely lawned with attractively planted borders and there is a paved patio set to one side. Wide range of mature hedging, external water supply. Set on the opposite side of the bungalow is a further small lawn which contains an oil tank and external oil boiler.

**GARAGE 15' 11" x 9' 9" (4.85m x 2.97m)**

Up and over door and having power and light connected.

**SERVICES**

The property benefits from mains water, mains electric and there is a private drainage system using a septic tank.

**AGENT'S NOTE**

The Council Tax band for the property is band 'C'.

**DIRECTIONS**

From Redruth Railway Station proceed down the hill turning slight right at the first set of traffic lights at the next set of traffic lights turn left into Penryn Street and on into Falmouth Road following the A393 towards Falmouth, at the top of Lanner Hill the road drops down in towards the village and at this point turn left into Pennance Road, driving along Pennance Road, the property will be identified on the right hand side by our For Sale board. If using What3words:- snooty.fetches.modem

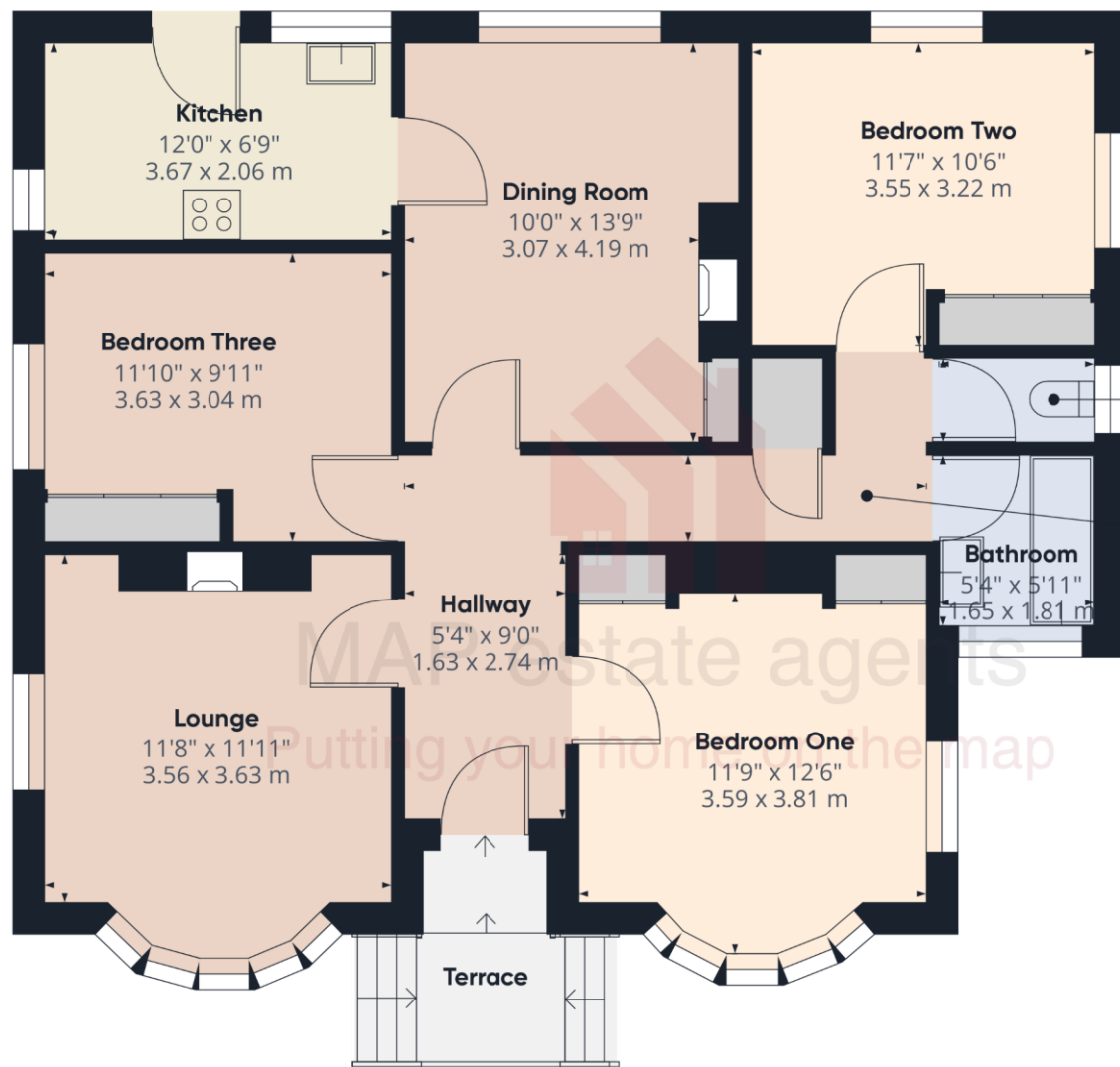


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		



## MAP's Top reasons to view this home

- Individual detached bungalow
- Grounds approaching a quarter of an acre
- Superb rural outlook
- Three double size bedrooms
- Lounge and dining room
- Fully double glazed
- Oil fired central heating
- Well planted and maintained gardens
- Garage and parking
- Chain free sale



Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
948.02 ft<sup>2</sup>  
88.07 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)

01326 702400 (Helston & Lizard Peninsula)  
01736 322400 (Penzance & surrounds)

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