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**Lanner Moor,  
Lanner, Redruth**

**£290,000  
Freehold**







## Lanner Moor, Lanner, Redruth

**£290,000 Freehold**

### Property Introduction

Offered for sale chain free, this end terrace stone fronted cottage has been updated in recent years. Ideal as a first home, the cottage has been extended to create three bedrooms with the principal bedroom having an en-suite bathroom. The lounge features a granite lintel fireplace housing a recessed multi-fuel stove, an archway leads to a remodelled kitchen/dining room, there is a ground floor cloakroom and a utility porch to the rear.

Fully double glazed the cottage is warmed by an LPG gas boiler supplying radiators.

To the outside off-road parking is available for two/three cars, the front garden is well stocked with mature shrubs, gravelled beds and pathways whilst to the rear the garden offers a high level of privacy borders fields and is also well stocked with shrubs.

Cottages within Lanner attract a high level of interest and viewing our interactive virtual tour is recommended prior to arranging a closer inspection.

### Location

Situated close to the centre of the village of Lanner and within a short commute to Truro and Falmouth, there is a convenience store and choice of Public Houses (both of which offer quality dining) within walking distance. The village also benefits from schooling for younger children and the major town of Redruth, which is within two and a half miles, has a locally respected Secondary school.

Redruth offers a range of national and local shopping outlets, there is a mainline Railway Station which connects with London Paddington and the north of England and Falmouth on the south coast is Cornwall's university town.

### ACCOMMODATION COMPRISES

Part glazed door opening to:-

#### **LOUNGE 15' 9" x 12' 3" (4.80m x 3.73m) maximum measurements**

uPVC double glazed window to the front. Focusing on a granite lintel fireplace housing a recessed multi-fuel stove set on a slate hearth. Radiator and stairs to first floor. Archway and step up to:-

#### **KITCHEN/DINER 15' 10" x 9' 10" (4.82m x 2.99m) maximum measurements**

uPVC double glazed window to the rear. Remodelled with a range of eye level and base 'Shaker' style units having adjoining granite

square edge working surfaces incorporating an underslung one and a half bowl stainless steel sink unit with mixer tap. Built-in oven with ceramic hob and stainless steel chimney hood over. Inset spotlighting, recessed dining area incorporating seating and a table and a vertical radiator. Doors opening to:-

### GROUND FLOOR CLOAKROOM

Close coupled WC and wall mounted wash hand basin. Window.

### UTILITY PORCH 8' 8" x 5' 4" (2.64m x 1.62m)

Stable door to the rear and uPVC double glazed window to the rear. Square edge granite working surface with space beneath for automatic washing machine and tumble dryer. Radiator. Wall mounted LPG gas combination boiler.

### FIRST FLOOR LANDING

A central landing with panelled doors off to:-

### PRINCIPAL BEDROOM 11' 0" x 10' 11" (3.35m x 3.32m)

uPVC double glazed window to the rear enjoying a rural outlook. Recessed four folding door wardrobe, vertical radiator and door to:-

### EN-SUITE BATHROOM

uPVC double glazed window to the rear. Fitted with a contemporary suite consisting of close coupled WC, pedestal wash hand basin, panelled bath and corner shower enclosure with plumbed shower. Full ceramic tiling to walls and inset spotlighting. Towel radiator.

### BEDROOM TWO 12' 0" x 7' 10" (3.65m x 2.39m) L-shaped, maximum measurements

uPVC double glazed window to the front. Radiator and built-in work station ideal for those wishing to work from home.

### BEDROOM THREE 9' 1" x 7' 5" (2.77m x 2.26m)

uPVC double glazed window to the front. Radiator.

### OUTSIDE FRONT

To the front of the property off-road parking is available for two/three vehicles. The front garden offers a good level of privacy being well stocked with a range of mature shrubs and there are gravelled pathways and borders to reduce essential maintenance. Pedestrian access leads to the side of the property.

### REAR GARDEN

The rear garden is enclosed, secure for younger children and pets and in addition to gravelled beds there are steps up to a lawned garden again with mature shrubs and it should be noted that the rear garden borders fields to the rear.

### AGENT'S NOTE

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

### DIRECTIONS

From Redruth Railway Station proceed down the hill turning left at the first set of traffic lights continue along the road and at the next set of traffic lights head slight left towards Falmouth. continue along the road dropping down into the village of Lanner and having passed through the centre of the village with a petrol station/convenience late night store on the right hand side the property will be identified on the left hand side by our 'For Sale' board. If using What3words:-thudded.splashes.hissing

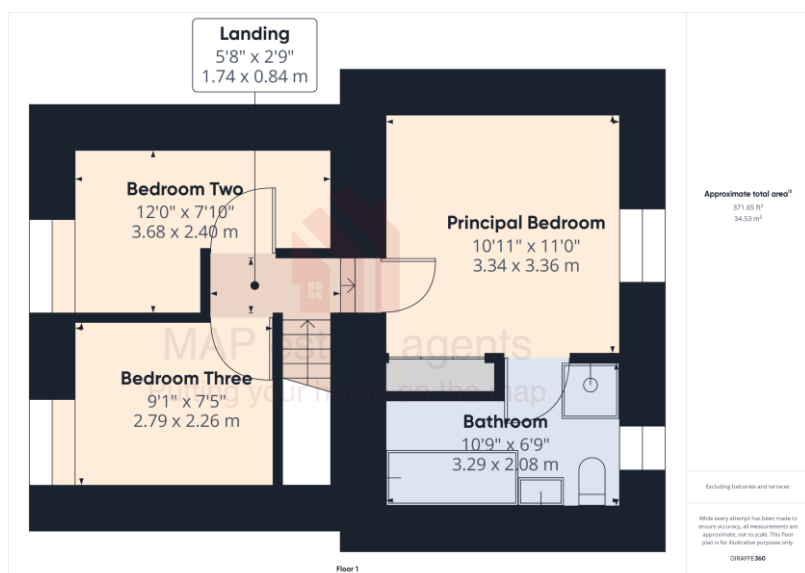
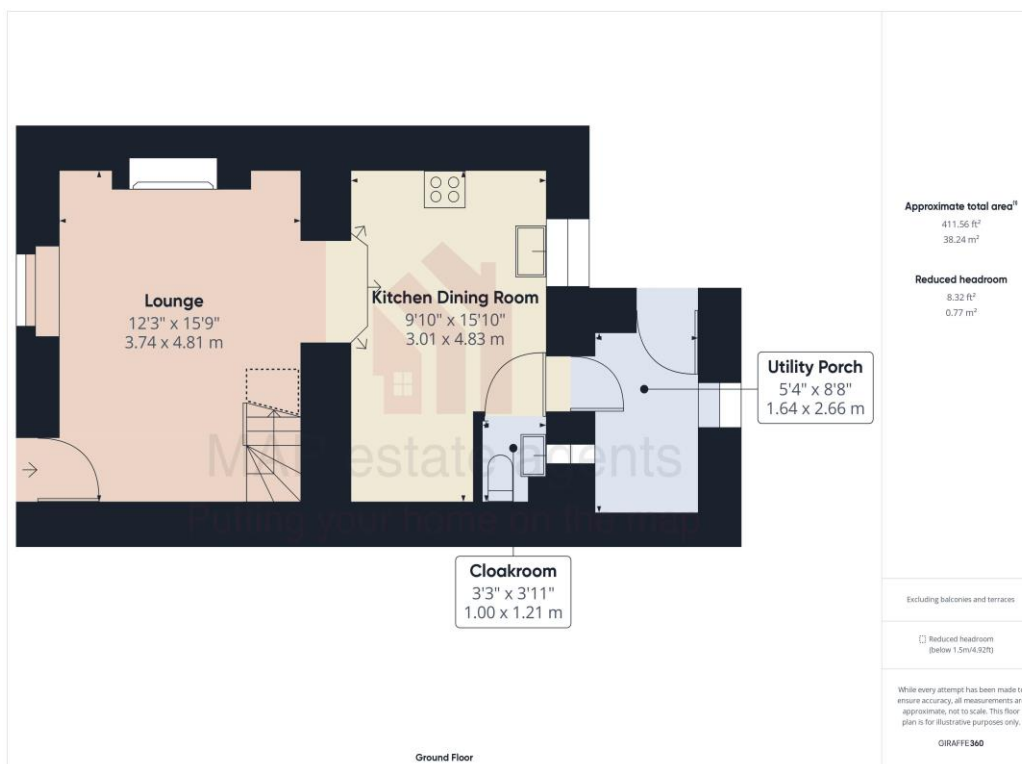


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	24	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MAP's top reasons to view this home

- Character end terrace cottage
- Three bedrooms
- Principal bedroom with en-suite
- 15' Lounge with wood burner
- 15' Remodelled kitchen/dining room
- Ground floor cloakroom
- Utility porch
- Double glazing and LPG gas heating
- Attractive low maintenance gardens
- Parking



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