



MAP estate agents
Putting your home on the map

Blue Stone, Deep Lane, Four Lanes

Blue Stone, Deep Lane, Four Lanes, Redruth

Helston town centre 8 miles | Redruth 2 miles | Hayle 11 miles |
Truro 12 miles | Falmouth (south coast) 11 miles | Newquay Airport
24 miles | Plymouth 64 miles | Exeter M5 99 miles (Distances are
approximate)

This stunning two storey, three bedroomed home has been improved and renovated by the current owners. It now provides all the required accommodation for a relaxed country lifestyle and is set in a mature neat lawned garden.

Entrance Conservatory | Lounge | Living/Dining/Lounge open plan space | Sunroom | Kitchen | Utility/WC | Bathroom | Three bedrooms | First floor balcony | Gardens with countryside views | Driveway parking

£550,000
Freehold



Property Introduction

The property has been renovated by the current owners to include retro old-school radiators, oak timber, custom made window timber shutter blinds, high-end fixtures and fittings and an integrated speaker system, so you can connect your sound system and play music simultaneously in every room or choose select rooms you wish to play music in.

The property benefits from modern finishes such as underfloor heating together with rustic character finishes and a large modern balcony with relaxing countryside views. Positioned to enjoy a rural lifestyle the property is also close and central enough to major towns and has easy access to some of Cornwall's beautiful beaches, woods and National Trust sites.

The first floor hallway between bedrooms two and three would accommodate expansion. The current owners factored this into the renovation, with space for a doorway and power and heating pipes ready to supply an additional first floor bedroom should you want to extend the property to the side (subject to getting the required consents).

The property benefits from double glazing, LPG gas central heating and to the outside is driveway parking.

The property can be entered either through the entrance conservatory or via the kitchen door. The hall leads off to a dual-aspect lounge, the open living/lounge/dining area and kitchen. The lounge and sunroom enjoy fabulous views across open farmland and the Cornish countryside. The kitchen is generous in size and has a 'Rayburn' cooker. To the first floor there are three bedrooms, a bathroom and the sun terrace. Benefiting from double glazing and electric heating, the property also has gardens to the front and rear, the rear garden borders farmland and takes in the amazing position and aspect of this home.

A superb property which requires closer inspection to be fully appreciated, viewing our interactive virtual tour is strongly recommended prior to arranging a closer inspection.

Location

The village of Four Lanes has a local shop, choice of Public Houses and a regular bus service to major towns. The village has a Primary School which is well-respected locally, there is also a sub-Post Office.

The nearest major town is Redruth which is within two miles and access to major out-of-town shopping outlets and the A30 will be found at Pool which is a similar distance. The ancient town of Helston is approximately eight miles away.

ACCOMMODATION COMPRISES

Double glazed entrance door opening to:-

ENTRANCE CONSERVATORY 12' 11" x 5' 8" (3.93m x 1.73m)

Your first impression is one of elegance and space. The entrance conservatory consists of underfloor heating and overlooks the front garden, double ash door storage cupboard, exposed brickwork, and stunning arch leading into:-

HALLWAY

The inner hallway is beautifully modern, light and full of character with alcoves, tiled flooring and exposed brickwork. There are reclaimed pine floorboards used as wall panelling to half height complemented by a white finish above and a cupboard provides useful storage space. The hallway splits leading left into a large family room with dining area and turning right there is a round porthole window and open doorway into the lounge. Stairs in the hallway lead to up bedrooms two and three plus the bathroom on the first floor. Stained glass panelled door from the hallway opens to:-

OPEN-PLAN LIVING AREA

LOUNGE/DINING/LIVING SPACE 14' 1" x 12' 5" (4.29m x 3.78m) plus 12'6" x 6'3" (3.81m x 1.90m)

This beautiful open-plan living area is a good social space and multi-purpose family room. A copper circular window to the hall provides a nautical theme, the dining area has oak flooring and views to the front garden. The centre of the room is a lounge area with a focusing on a free-standing wood burner. A large curved archway opens through to:-



SUNROOM 14' 3" x 8' 3" (4.34m x 2.51m)

A further living room with large glass panels and French doors opening onto the decking and side garden.

LOUNGE 14' 3" x 11' 11" (4.34m x 3.63m) maximum measurements, including recesses

Another stunning living space full of soul with a feature brick-exposed fireplace housing a wood burner for cosy and warm winter days.

Exposed ceiling beams, book shelves and alcoves. Indigo hardwood turning staircase to the first floor, under stairs storage cupboard and unique feature tiled flooring. From hallway, door to:-

KITCHEN 16' 4" x 7' 9" (4.97m x 2.36m)

Featuring an open plan well equipped kitchen for the enthusiastic chef, overlooking countryside views. Modern tiled flooring, granite worktops, integral dishwasher, ample cupboard space, skylight,

modern characterful lighting throughout, stove, wine rack and fridge. Modern wall radiator.

UTILITY ROOM/WC

Space for a free-standing fridge/freezer and two laundry appliances, WC and skylight. Returning to hallway, stairs to:-

FIRST FLOOR LANDING

Glass bricks with a mixture of colour and a stained glass panel adds extra light to the hallway and is a pleasant touch. High ceiling with exposed roof trusses. Doors off to bedrooms and balcony.

BEDROOM ONE 14' 3" x 11' 11" (4.34m x 3.63m) maximum measurements, irregular shape

Featuring a dual-aspect with windows to the front overlooking the front garden and with views overlooking the fields to the rear.

Featuring a custom metal timber frame four-poster bed which is

included in the sale. The good-sized room offers a high ceiling with exposed roof trusses, making for a spacious feel.

BEDROOM TWO 12' 8" x 8' 11" (3.86m x 2.72m)

Located to the front of the property with solid oak flooring and corner built-in wardrobe, this room is a good-sized double bedroom. High ceiling with exposed roof trusses.

BEDROOM THREE 11' 4" x 8' 9" (3.45m x 2.66m) maximum measurements, irregular shape

Located to the rear of the property with solid oak flooring and window overlooking the sun terrace to the rear. A good-sized double bedroom with traditional stained-glass window adds extra light to the hallway. High ceiling with exposed roof trusses.

SUN TERRACE 15' 5" x 8' 7" (4.70m x 2.61m)

Accessed from the landing via a double glazed door is this stunning sun terrace with glass panels and metal balustrades providing panoramic views over the surrounding countryside.

BATHROOM

The family bathroom steps into a corner bath, with Travertine mosaic tiling, separate shower cubical, with power shower connected, WC and pedestal hand wash basin.

OUTSIDE FRONT

To the front of the property is a large lawn running parallel with the driveway and hedge and leading into the access lane.

SIDE GARDEN

To the side of the property is a decking and lawned area with access to a pathway leading around the property.

REAR GARDEN

To the rear of the property is a sun terrace located on the first floor which provides panoramic views over the surrounding countryside. A wood store located on the west side of the property provides storage for the timber fuel for the wood burners.

SERVICES

The services connected to the property are mains water, private drainage, mains electric. Bottle gas.

AGENT'S NOTE

The Council Tax Band for this property is Band 'E'.

DIRECTIONS

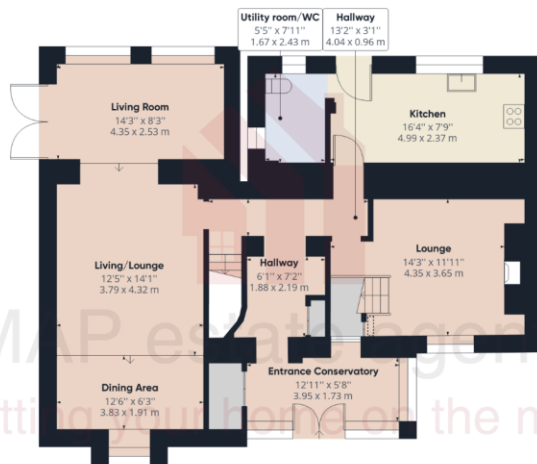
From Redruth, head out of town towards Falmouth and Helston onto the B3297 heading towards Helston, on entering the village of Four Lanes, turn left into Deep Lane and the property will be identified on the right-hand side at the end of the Deep Lane. If using What3words: fashion.massing.walked



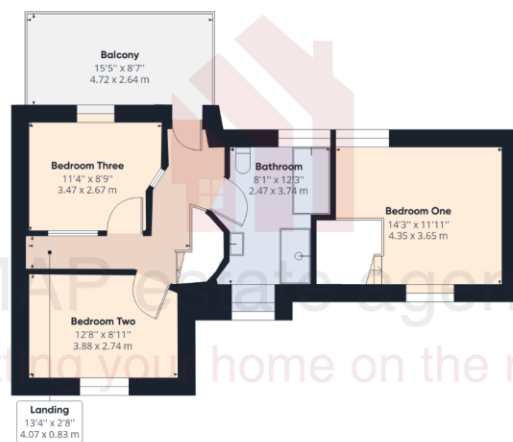


MAP's Top reasons to view this home

- Stunning three bedroom detached period property
- Enjoying a rural outlook and generous gardens
- Large open light and bright living space
- Well equipped kitchen and lounge
- Large open light and bright living space
- First floor sun terrace enjoying surrounding views
- Exposed feature roof trusses, two wood burners
- Off-road parking
- Generous level gardens
- Offered for sale with no onward chain



Ground Floor



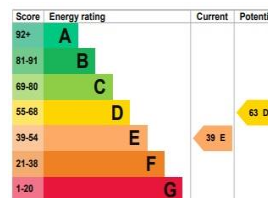
Floor 2

Approximate total area⁽¹⁾

1528.80 ft²
142.03 m²

Reduced headroom

1.36 ft²
0.13 m²



(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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01736 322400 (Penzance & surrounds)

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