

MAP estate agents
Putting your home on the map

Lanner, Redruth, Cornwall

Lanner Redruth Cornwall

Redruth 2.5 miles | A30 Trunk Road 3 miles | Portreath (North coast) 7 miles | Falmouth (South coast) 9 miles | Truro 9 miles | Newquay Airport 37 miles | Plymouth 62 miles | Exeter (M5) 95 miles (Distances are approximate)

A distinctive Cornish home with character, countryside views and the freedom to work remotely. A change of pace, without compromising on the way you work

For buyers looking to exchange the pace of life in London, the Home Counties or elsewhere in the UK for the space, character and natural beauty of Cornwall, Pennance Villa offers a particularly appealing opportunity

| Entrance vestibule | Lounge/dining room | Kitchen | Sunroom | Utility room | WC | Boot room | Three bedrooms, principal with en-suite | Family bathroom | Home office | Large Timber storage shed | Outdoor heated swimming pool | Large lawned garden |

£580,000 Freehold









Property Introduction

Believed to date from the late 19th century, this characterful semi-detached home has been sympathetically modernised to a high standard, retaining many of its original features while providing the comforts and facilities expected of contemporary living. Set in a beautiful rural position with far-reaching countryside views, the property combines period charm, generous living accommodation and exceptional outdoor amenities.

Crucially, Pennance Villa is also well suited to the changing demands of modern working life. Starlink satellite internet is already installed, and the purpose-built, insulated garden office has heating and Wi-Fi, providing a dedicated workspace separate from the main house. For professionals, entrepreneurs and business owners who can work remotely, this offers the opportunity to establish a new life in Cornwall without losing the flexibility to maintain their working commitments. It would work equally well for a local family to enjoy all it has to offer.

Beyond the office, the lifestyle possibilities are equally attractive. A heated outdoor swimming pool with a bespoke retractable enclosure, generous south-facing gardens, a superb entertaining terrace and open countryside views create a setting in which leisure and relaxation can become part of everyday life.

Offered for sale with no onward chain, Pennance Villa presents a compelling combination of a distinctive Cornish home, practical remote-working facilities and space to enjoy the outdoors.

A home full of character

At the heart of the property is an impressive lounge/dining room, extending to approximately 32'9" x 12'0", where granite lintel fireplaces and wood-burning stoves provide an attractive focal point and a warm, welcoming atmosphere. The generous proportions create ample space for both everyday family life and entertaining. The adjoining fitted kitchen has cottage-style units, solid beech-block work surfaces and a range of integrated appliances. A former granite lintel fireplace adds further character and provides a reminder of the home's historic origins.

One of the property's most distinctive features is the superb sunroom, measuring approximately 15'8" x 10'9". With windows on three sides, French doors opening towards the garden and a striking four-sided cupola rising through the roof, this is a particularly light and inviting space. Its outlook across the swimming pool, gardens and surrounding countryside makes it an ideal place to relax and enjoy the changing seasons.
Additional ground-floor accommodation includes an entrance vestibule, rear vestibule, utility area, cloakroom/WC and useful boot room.

Location

Situated within a short distance of the village of Lanner, here one will find a choice of convenience stores, a fish and chip shop, public houses and schooling for younger children.

The nearest major town is Redruth and here there is a mix of national and local 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 roots.

The A30 trunk road is within a short drive and Truro, which is the administrative and cultural 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 seven miles.

This rural cottage is far from isolated and enjoys easy access to all that Cornwall offers whether it be sandy beaches, rugged coastlines or countryside walks.

ACCOMMODATION COMPRISES

From the parking area to the rear of the property there is an open porch with a composite double glazed door opening to:-

ENTRANCE VESTIBULE

uPVC double glazed box sash window to the side. Engineered oak flooring and a Victorian style radiator. Doorway to:-

REAR VESTIBULE

Turning stairs to the first floor incorporating an understairs storage cupboard. Squared archway through to:-

LOUNGE/DINING ROOM 32' 9" x 12' 0" (9.97m x 3.65m)

Two squared archways through to the sunroom and with uPVC double glazed French doors opening out onto the sun terrace.







Focusing on a granite lintel fireplace housing a wood burning stoves at either end of the room and with two vertical radiators. Engineered wood flooring.

KITCHEN 14' 11" x 12' 11" (4.54m x 3.93m)

uPVC double glazed sash window to the side. Fitted with a range of eye level and base cottage style units with square edge beech block working surfaces arranged to form a partial room divider. Underslung double bowl porcelain sink unit with mixer tap, Range master stove with ceramic hob incorporating a stainless steel splashback and with stainless steel cooker hood over. Integrated microwave, integrated fridge and freezer and integrated dishwasher. There is an integrated wine cooler and a particular feature of the kitchen is a former granite lintel fireplace. Door to :-

INNER VESTIBULE/UTILITY

uPVC double glazed door opening to the front. Slate flooring and space and plumbing for an automatic washing machine. Doors open off to:-

WC

uPVC double glazed window to the rear. Close coupled WC, corner wash hand basin and slate flooring.

BOOT ROOM 10' 9" x 2' 8" (3.27m x 0.81m)

With a floor mounted Worcester oil fired boiler. Slate flooring, radiator and storage shelves.

Returning to lounge/dining room.

SUNROOM 15' 8" x 10' 9" (4.77m x 3.27m)

Enjoying a triple aspect with uPVC double glazed sash windows on three sides and uPVC double glazed French doors opening to the side. The sunroom features a distinctive four sided cupola that serves both an architectural focal point and a source of natural light and rises from the centre of the roof. Engineered wood flooring and Victorian style radiator. This room enjoys superb views across the pool and garden towards countryside.

FIRST FLOOR LANDING

A central landing with a uPVC double glazed sash window to the side. Two door airing cupboard with copper cylinder, vent for positive pressure ventilation system and Victorian style radiator. Doors of to:-



PRINCIPAL BEDROOM 11' 10" x 11' 3" (3.60m x 3.43m)

uPVC double glazed sash window to the front again enjoying a superb rural outlook. Six door wardrobe with a dressing table and Victorian style radiator. Archway through to:-

EN-SUITE

Remodelled with a close coupled WC, vanity wash hand basin with granite countertop and incorporating storage beneath, oversized shower enclosure with plumbed shower. Towel radiator.

BEDROOM TWO 12' 1" x 10' 10" (3.68m x 3.30m)

uPVC double glazed box sash widow to the front again enjoying a superb outlook. Victorian style radiator, dado rail and sliding door wardrobe.

BEDROOM THREE 8' 8" x 8' 7" (2.64m x 2.61m)

uPVC double glazed box sash window to the front again enjoying a superb outlook. Victorian style radiator.

BATHROOM

Two uPVC double glazed box sash window to the side. Remodelled with a pedestal wash hand basin, close coupled WC, recess shower enclosure with plumbed shower and double end bath with central fill. Vinyl flooring, radiator and airing cupboard. Dado rail with power beneath.

OUTSIDE FRONT

The south facing garden to the front has been designed with privacy and enjoyment in mind, it is largely lawned and benefits from uninterrupted countryside views. Immediately to the front of the property there is a heated outdoor swimming pool complete with a recently installed bespoke retractable enclosure and this is adjacent to a generous barbeque terrace which provides the perfect setting for outdoor dining and entertaining. Set to one side of the pool is an outside WC and all of the plant and machinery required to heat the pool making it suitable for all year round use.

HOME OFFICE 14' 9" x 6' 10" (4.49m x 2.08m)

Situated at the bottom of the garden with a uPVC double glazed window to the rear enjoying a rural outlook. There is a wall mounted electric heater and uPVC double glazed door opening to the garden. Adjacent to this there is a substantial timber storage shed.

OUTSIDE REAR

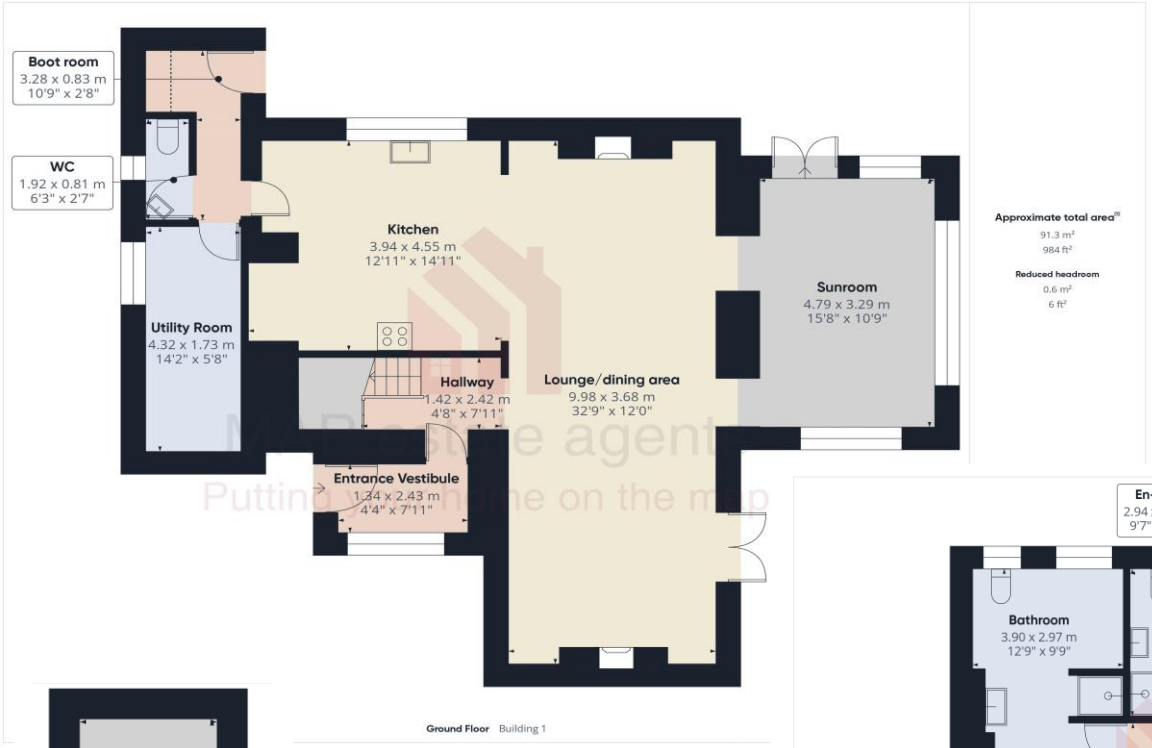
To the rear of the property there is gravelled parking for three vehicles which incorporates a planted shrub boarder.

AGENT'S NOTES

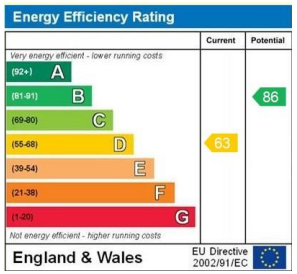
The Council Tax band for this property is band 'E'. Please note, some rooms have been furnished with the use of CGI.

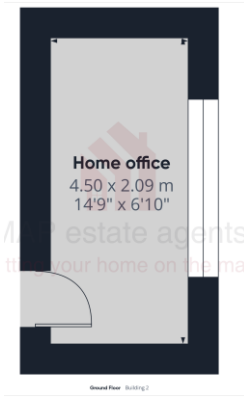
SERVICES

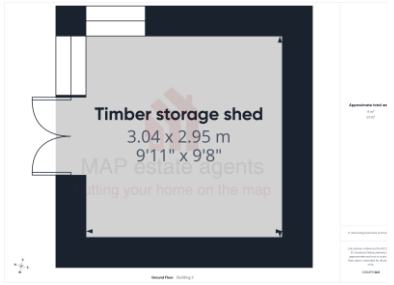
The property benefits from mains water, mains electricity, private drainage via a septic tank (shared with neighbour).



Approximate total area(1)
91.3 m²
984 ft²
Reduced headroom
0.6 m²
6 ft²









Approximate total area(1)
53.9 m²
581 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MAP's Top reasons to view this home

- Modernised character house with rural outlook
- Updated to an exceptional standard
- Three double size bedrooms
- Large lounge dining room with feature wood burners
- Sun room with views over pool and garden
- High quality fitted kitchen
- Enclosed south facing garden to front
- Office/home working unit in garden
- Oil heating, solar panels and air source heating (for pool)
- Parking for three cars

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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)
01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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