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Pennance Terrace, Lanner

Offers in Excess of £230,000
Freehold





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Freehold Property Introduction

A charming two double bedroom cottage, tucked away in a peaceful location whilst still within walking distance from all that Lanner offers. It's elevated position means it has the most beautiful countryside views.

The accommodation includes a cosy living room featuring an impressive multi-fuel burner with floor-to-ceiling granite fireplace, along with a fitted kitchen, ground-floor bathroom and two double bedrooms. The property also benefits from an incredibly versatile utility/store, which offers potential for use as a studio, workshop or work-from-home office.

Outside is a private terraced garden to the front, arranged into several different sections, including lawn and patio spaces from which to enjoy the incredible surrounding views. Original Cornish hedging and a winding planted pathway creates a wonderful private walkway from the on-street parking.

Despite being within easy reach of local amenities and surrounding areas, the setting feels incredibly peaceful, private and tucked away, giving the wonderful impression of being in the middle of the countryside. Full of charm and character, this delightful cottage really must be viewed to be fully appreciated.

Location

Lanner is a popular village setting surrounded by countryside, yet within easy reach of many of Cornwall's principal towns and coastal destinations. The village boasts its own primary school, community facilities, children's play areas and a useful selection of everyday amenities, including a local shop, bakery, fish and chip shop and a Public House. All of these are only a ten-minute walk away. For those who enjoy the outdoors, Lanner enjoys an excellent network of footpaths, bridleways and cycle trails. Nearby, Carn Marth is a favourite spot for walking and offers wonderful views across the Cornish countryside, while the Tresavean Trail and Great Flat Lode provide scenic routes through open countryside and Cornwall's fascinating mining landscape. Redruth, Camborne and Truro are all readily accessible, providing a wider range of shopping, leisure and transport facilities. Lanner is also well placed for travelling to Falmouth, renowned for its harbour, beaches, independent shops and restaurants. The north coast at Portreath is within a comfortable driving distance along with Porthtowan and St Agnes offering beautiful beaches, coastal walks and opportunities for surfing as well. This convenient location makes Lanner an excellent base from which to enjoy village life, countryside and both sides of the Cornish coastline.

ACCOMMODATION COMPRISES

From the front garden, a composite door with a glazed panel open into the :-

LOUNGE 11' 10" x 11' 1" (3.60m x 3.38m)

The cosy living room boasts a large multi-fuel burner set on a solid slate hearth with an impressive floor-to-ceiling granite fireplace and built-in log storage with recessed shelving. A large uPVC double-glazed window enjoys beautiful views across the garden and surrounding countryside. Carpeted flooring and electric heater. Carpeted stairs to first floor, understairs storage. Two steps rise to a door leading into the kitchen.

KITCHEN 12' 2" x 7' 9" (3.71m x 2.36m)

Fitted with a range of base and eye-level units complemented by wood-effect composite worktop and tiled splashbacks. One-bowl stainless steel sink, space for an electric oven with extractor fan above and space for a large American-style fridge/freezer. Stone-effect vinyl flooring, UPVC double-glazed window, and open doorway to the rear porch. Bi-folding door opens through to the :-

BATHROOM

Full-length bath with electric shower over and floor-to-ceiling tiled splashbacks. Victorian-style wash basin and WC with built-in cistern. Attractive wooden cladding and useful storage cupboard housing the immersion heater, along with a traditional airing cupboard providing further storage. Tiled flooring and a UPVC double-glazed window with opaque glass.

REAR PORCH

Leading in from the rear entrance and giving access to the studio/utility. Providing the perfect spot for coats and shoes. Tiled floor and exposed granite wall.

FIRST FLOOR

PRINCIPAL BEDROOM 12' 2" x 9' 4" (3.71m x 2.84m)

A spacious bedroom boasting incredible views over Lanner and the surrounding countryside. Benefiting from built in recessed storage as well as having ample space for other bedroom storage. Carpeted flooring, electric radiator and access hatch to the loft which is boarded and provides a surprising amount of storage.

BEDROOM TWO 11' 5" x 7' 9" (3.48m x 2.36m)

Currently presented as a gorgeous nursery, this is a good-sized double bedroom with carpeted flooring, electric heater and a large UPVC double-glazed window looking out to the rear and surrounding trees.

UTILITY/STORE 8' 0" x 8' 0" (2.44m x 2.44m)

A fantastic addition to the property, this incredibly versatile space is currently utilised for storage as well as a utility space housing the washing machine and tumbler. Benefiting from electricity and water as well as a range of base and eye-level units and worktop space. This flexible space could be used as a studio, workshop or even a work from home work-from-home office.

OUTSIDE

From the rear lane, a couple of steps lead down through a wooden gate to the Utility/store and the rear porch. Laid to gravel for ease of maintenance. The front garden is a real highlight of the property, arranged over a series of terraced areas that make the most of the wonderfully secluded setting and incredible surrounding views. There is an area laid to lawn, a paved patio providing the perfect spot for a table and chairs to sit and enjoy the outlook, and a further area housing a large storage shed. Steps lead down through the garden to a gate providing access to the front entrance, creating a lovely approach to the cottage. The garden also incorporates the area housing the septic tank and is bordered by original Cornish hedging, adding to its character and sense of privacy. The walkway takes you to Penance lane which features ample on-street parking all the way from the top to the bottom.

SERVICES

Mains electricity and mains water. Private drainage via a septic tank.

AGENTS NOTE

Council Tax Band A. There are no rights of way affecting the property.

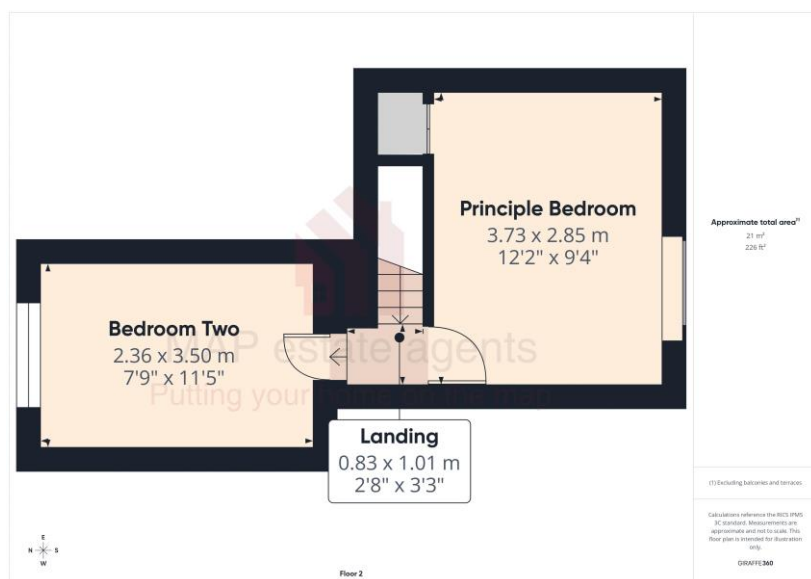


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MAP's top reasons to view this home

- Character cottage
- Quiet tucked away location
- Multi-fuel burner
- Two double bedrooms
- Incredible views
- Utility/studio
- Private garden
- Council tax band 'A'
- Full of character
- Walking distance to schools and shops



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