



Forest Cottage
Four Lanes, Redruth

LODGE & THOMAS

ESTABLISHED 1892

Forest Cottage

Forest, Four Lanes, Redruth,
Cornwall TR16 6NA

Guide Price - £395,000 Freehold

- Detached character two bedroom cottage
- Private rural position
- Variety of useful outbuildings
- Grounds extending in all to approx. 0.85 acres

A character, recently refurbished, detached two bedroom cottage with a useful range of outbuildings, set in grounds of approx. 0.85 acres in a private rural position within easy reach towns of Helston, Redruth and Camborne and the scenic north Cornish coastline.

Forest Cottage comprises a detached two-bedroom cottage set under a pitch slate roof, primarily of traditional stone construction with latter-day extension which has been recently refurbished but retains a wealth of character features.

The property is approached from the county highway via 0.25 mile access lane, which leads down to property and yard area suitable for parking of several vehicles.

Outside, the property is complemented with a range of versatile outbuildings to include: **Stone Store** (3.88m x 2.86m) under a pitch roof, to the rear of the cottage. Stone Barn which lends itself to alternative uses, subject to planning. A timber clad **Workshop / Utility Room/Store** with garden room/ greenhouse to front under a pitched corrugated roof. **Garden Store 12.5m x 2.43** with solar panels and garden room to front enjoying views over the garden and surrounding countryside.

Below the buildings lie the gardens with a south-westerly aspect, extending in area to approx. 0.75 acres, predominantly laid to lawn with several small trees planted. Within the gardens lies the walls of a former stone barn.



The accommodation comprises; reception room with feature Inglenook fireplace housing wood burning stove, fitted shelves. Kitchen/Breakfast room with fitted floor units under a wooden worktop, Belfast sink, LPG gas hob with electric oven below, window seat, door leading to the rear entrance hall and bathroom. From the living room, stairs to the two bedrooms. The property benefits from uPVC double glazing and electric heating.



LOCATION

The property is conveniently located for accessing the conurbation towns of Redruth and Camborne both provided facilities for everyday requirements to include professional and retail services and healthcare, schooling and leisure facilities. Locally the village of Four Lanes boasts a primary school, village pub and a village shop.

SERVICES

Mains electricity (solar panels are fitted to the garden store with a tariff currently generating approx. £900 per annum. Mains water, private drainage. We have been informed that fibre broadband has been connected to the property. None of these services have been tested and therefore no guarantees can be given.

COUNCIL TAX BAND A EPC F29

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

PARTICULARS & PLAN

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

VIEWINGS

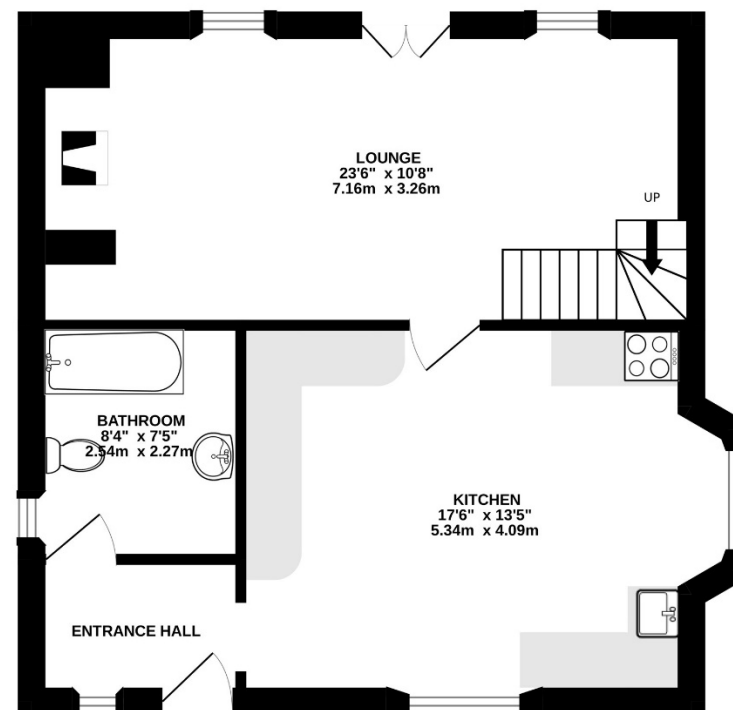
Strictly by appointment with the sole selling agents Lodge & Thomas. Please note the access lane to the property is narrow and therefore restrictive for wide vehicles.

DIRECTIONS

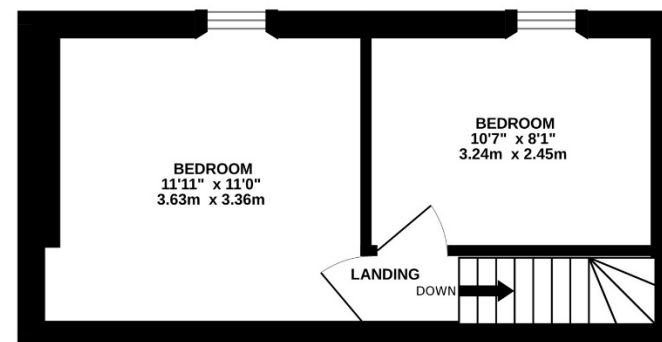
From the centre of Four Lanes on the B3297 heading in the Helston direction, exit the village and after approx. ½ a mile the entrance drive to the property will be found on your right hand side immediately after Forest Farm.

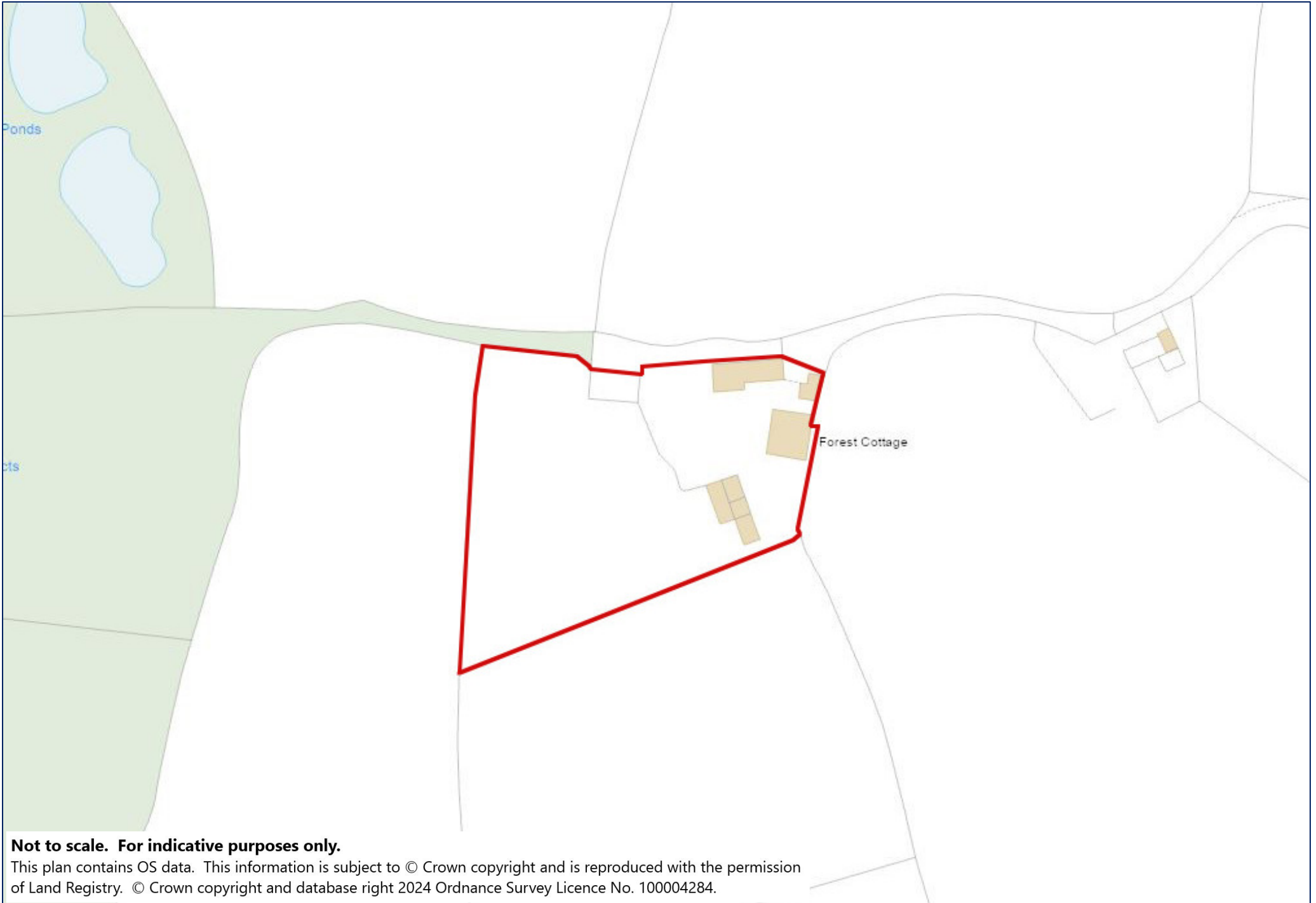
[what3words///poet.jetliner.takeover](https://www.what3words.com/poet.jetliner.takeover)

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.





Not to scale. For indicative purposes only.

This plan contains OS data. This information is subject to © Crown copyright and is reproduced with the permission of Land Registry. © Crown copyright and database right 2024 Ordnance Survey Licence No. 100004284.



01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

ESTABLISHED 1892