



- 4/5 Bedrooms
- 3 Bath/shower rooms
- Oil central heating
- Double glazing

Sirrah Cottage, Bell Veor, Lanner, Redruth, TR16 6AN

Guide Price £325,000

This detached cottage is located in a quiet backwater on the outskirts of the village of Lanner and offers flexible four/five bedroom accommodation that would benefit from some updating.



Property Description

Situated in a quiet backwater on the outskirts of Lanner and accessed along a narrow road, this property overlooks a playing field and offers adaptable accommodation. The original cottage has been extended over the years, more recently in 2007 and now offers 4 first floor bedrooms with 2 ensuite bathrooms, whilst on the ground floor there is a delightful lounge, kitchen/breakfast room, dining room and a further office which could easily provide a ground floor bedroom, particularly as this is adjacent to a shower room. There is a hallway, porch and utility room completing the ground floor accommodation. Outside there is a courtyard area and access to the rear of the property with the majority of the garden being located to one side where there is also a gravelled parking space. This is a wonderful opportunity for prospective buyers to add their stamp to the property which would benefit from some updating and repair in certain areas.

LOCATION

Bell Veor is a quiet lane on the southern outskirts of the village of Lanner yet within walking distance of local facilities including primary school and shops. Redruth is within 2 miles and offers an extensive range of shopping facilities along with a mainline rail station, whilst Falmouth and Penryn with their harbourside location are some 7 miles distant.

ENTRANCE PORCH

12' 4" x 5' 8" (3.76m x 1.75m) Giving access to:-

UTILITY ROOM

11' 9" x 4' 9" (3.6m x 1.45m) Floor mounted Worcester boiler and plumbing for washing machine.

DINING ROOM

15' 5" x 11' 7" (4.7m x 3.55m) With an attractive stone former fireplace. Stairs leading to the first floor.

KITCHEN/BREAKFAST ROOM

12' 10" x 12' 2" (3.93m x 3.72m) With a range of base, wall and drawer units, work surface with stainless steel 1 1/2 basin sink unit. Integrated fridge and dishwasher. Range





style cooker.

HALLWAY

Leading to:-

SHOWER ROOM

6' 10" x 5' 2" (2.09m x 1.6m) With cubicle, wash basin, wc and extractor fan.

OFFICE/BEDROOM 5

11' 9" x 10' 0" (3.6m x 3.06m)

SITTING ROOM

18' 6" x 13' 9" (5.65m x 4.2m) This addition (in 2007) provides a generous living space with wood flooring, dual aspect and French doors which open to the garden.



FIRST FLOOR LANDING

BEDROOM 1

13' 7" x 11' 4" (4.16m x 3.47m)

ENSUITE

10' 0" x 5' 9" (3.06m x 1.76m) With walk-in shower, Wc, bidet and wash basin.

BEDROOM 2

11' 2" x 8' 11" (3.41m x 2.73m)

BEDROOM 3

9' 8" x 11' 9" (2.97m x 3.6m) maximum.

ENSUITE

11' 5" x 5' 3" (3.49m x 1.61m) (this is currently not used and in need of refurbishment).

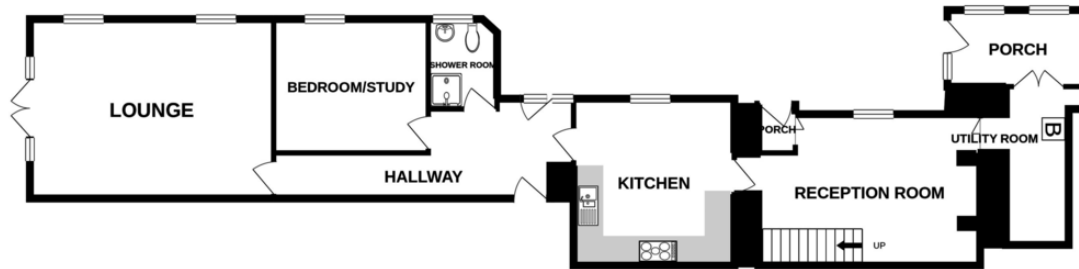
BEDROOM 4

8' 9" x 5' 8" (2.67m x 1.75m)

OUTSIDE

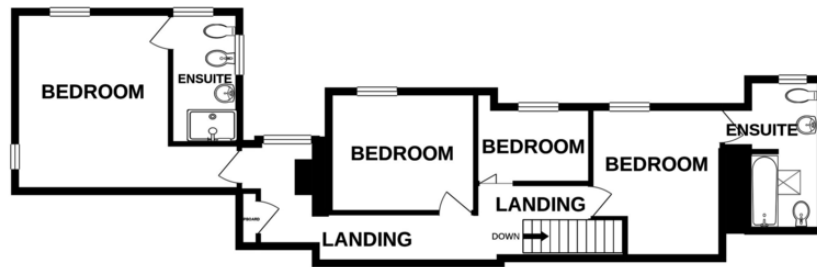


GROUND FLOOR
1010 sq.ft. (93.8 sq.m.) approx.



Located on a narrow plot, steps lead up to the front of the property, the garden is predominantly to the lower right hand side where there is a patio area and gated access leading to a gravelled parking space.

1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.6 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	55
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	49
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements