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BILL BANNISTER

Sales & Lettings



5 Murtons Terrace

Lanner, Redruth, TR16 6HW

Guide price £265,000

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Set back from the main road in a pleasant and indeed very popular area, this semi detached cottage really has to be seen to be fully appreciated. It has been carefully updated by the owners giving modern facilities together with some character features that include an open fire in the sitting room and a multi fuel stove in the dining room with a substantial granite surround. It has ledge and brace doors to the first floor and to the front there are deep window sills. The kitchen is particularly well appointed with plenty of units and there is a separate dining room. The lounge is very well proportioned and focuses on a local stone fireplace flanked by alcoves. There is also a front porch currently used as a small office. Modern facilities include propane central heating and double glazing has been installed. The standard of presentation is exemplary and we would suggest that this would make a fine family home. Externally to the front there is a garage and also a car port. The front garden is very well presented with well stocked borders containing plants, shrubbery and some interesting specimens. To the side there is an enclosed area for the gas cylinders and steps lead to a lovely summerhouse that has been pine panelled. There is also an outside wc and the owners have built a bar, ideal for those summer evenings. To the rear of this there is also a store room. Access is given to Lanner village which is a very popular community and has a particularly good primary school. There are two convenience shops, two public houses and bus services to Falmouth, Redruth and Truro.

ENTRANCE PORCH

7'4" x 5'6" (2.25m x 1.68m)

Recently refurbished and having a pleasing aspect over the front garden. Tiled floor and door to:

LOUNGE

15'3" x 12'3" (4.65m x 3.74m)

A magnificent room focusing on a local stone fireplace flanked on either side by alcoves with wall lights. There is a partial divide by the porch with a shelf. Window seat with storage beneath and two radiators.

DINING ROOM

15'2" x 8'4" (4.63m x 2.56m)

With oak flooring and turning stairs to the first floor with storage beneath. Granite focal fire surround with an inset multi fuel stove and slate hearth. Wall shelving and a radiator.

KITCHEN

12'4" x 7'9" (3.76m x 2.37m)

Single drainer stainless steel sink unit plus a range of worktops with cupboards and drawers beneath, space for white goods and tiled splash backs. There are complementary eye level cupboards, two tall storage units and an extractor. Laminate flooring, door to the side and a window to the rear elevation.

FIRST FLOOR

BEDROOM 1

12'1" x 9'3" maximum (3.69m x 2.83m maximum)

With a deep sill and a magnificent view over the village towards Tresavean. Radiator.

BEDROOM 2

12'9" x 9'11" (3.89m x 3.04m)

Radiator and a tilt and turn window with a view over the village.

BEDROOM 3

7'10" x 6'8" (2.39m x 2.05m)

With a radiator and laminate flooring.

BATHROOM

Airing cupboard housing an Ideal gas propane combi boiler. There is a large shower with wall tiling and an electric shower. Enclosed wash hand basin with a splash back and a low level wc. Glass shelving, ladder radiator and an obscure glazed window to the rear.

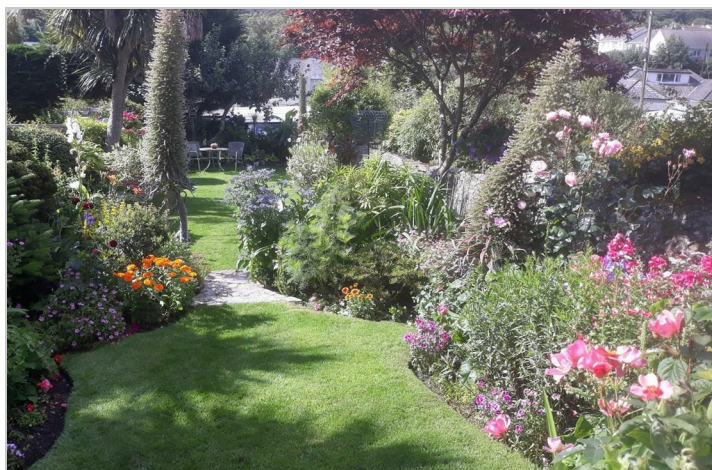
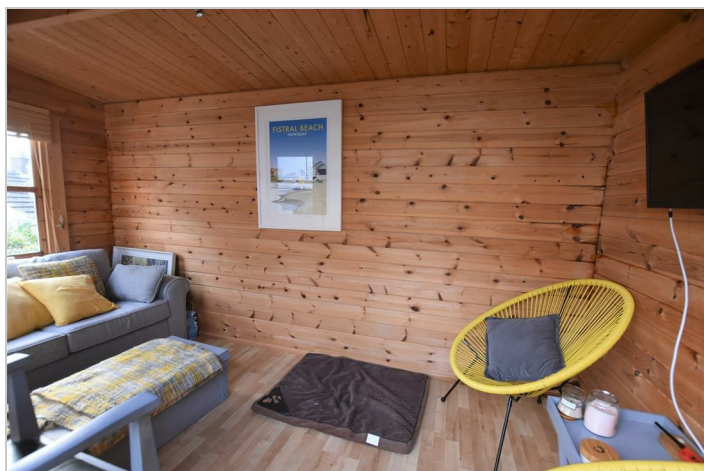
OUTSIDE

At the very front of the property there is a GARAGE 6.00m x 3.33m (19'8 x 10'11) with a roller door and a side pedestrian door. Adjoining this there is a car port. A gate will then take you to a path that leads right up to the property. There is a slate seat and to the side is a small storage cupboard. The garden itself really has to be seen to be appreciated, it is extremely well stocked being thoughtfully laid out and making use of colour throughout the seasons. There are specimen shrubs, trees, plants etc, mostly contained in long borders and there is also a patio. We feel that the garden is an important feature of the property and should be of wide appeal. To the side of the cottage there is an enclosed area for the gas propane bottles. There is a small area of concrete to the rear of the house with an outside tap. Steps lead to a very interesting enclosed area focusing on astro turf. There is a SUMMERHOUSE 3.89m x 2.12m (12'9 x 6'11) with double doors and is pine panelled. This really is a lovely place to relax and get

away from it all. Adjoining this is an OUTSIDE WC with a wash hand basin and an electric heater. There is a BAR/STORAGE ROOM 2.17m x 1.92m (7'1 x 6'3) with a bar counter to the front and an outside seat running the full length of the top. A gate to the side leads to a storage area. We feel that the whole of this rear garden area is certainly a lovely place, especially on summer evenings.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth into the village of Lanner. Pass the fish and chip shop and bakers on the left and then you will see a bus stop and layby. Just below this before Pentreath Terrace there is a turning on the left marked Murtons Terrace. Proceed down this lane, bear right and the property will be found on the left.



Road Map



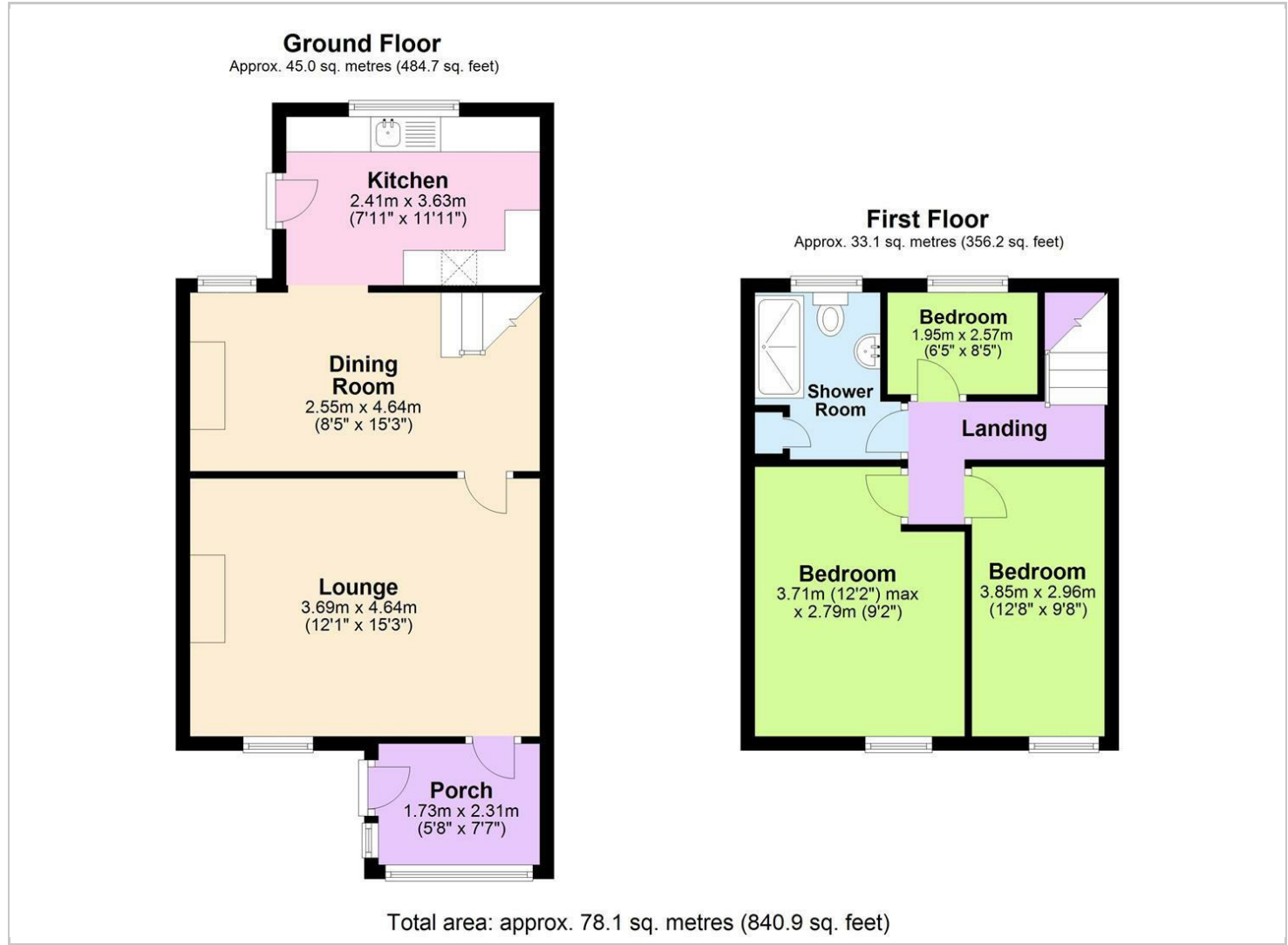
Hybrid Map



Terrain Map



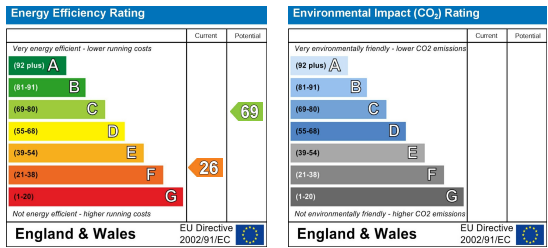
Floor Plan



Viewing

Please contact our Redruth Office on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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