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Church Row, Lanner | Guide Price £265,000
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Discover the perfect blend of traditional charm and modern amenities, in this exquisite two-bedroom cottage, the latest offering from Hunters Estate Agents. Nestled along Church Row, this property overlooks a pretty village green, which is complete with a tranquil stream and mature trees. Internally, the accommodation briefly comprises two spacious double bedrooms, a fabulous open plan kitchen/diner, gorgeous sitting room, and a convenient first-floor bathroom. For those yearning for a home with character and heart, this cottage is a dream come true. It features original beamed ceilings, exposed stonework, antique doors, a cosy multi-fuel stove, and a traditional Rangemaster. Additionally, it boasts contemporary touches like an electric car charging point, quality double glazing, and a contemporary open-plan kitchen/diner, perfectly catering to the lifestyle of a modern buyer. Outside you will find low maintenance gardens to the front and rear, a block built workshop, and driveway parking. We recommend booking an appointment to view at your earliest convenience, to avoid missing out!

The Property

As you approach the cottage, it's kerb appeal is undeniable. The stone elevation, adorned with finely crafted cut granite lintels and quoins, and traditional style box sash windows, emanates character charm. This is complemented by a quaint front garden, which is mostly laid to lawn.

Step inside to find an entrance vestibule that leads you into the fabulous sitting room. Here beamed ceilings and part exposed stone walls lend a charming touch, and whisper stories of times gone by. The room's focal point is undeniably the multi-fuel stove, which is flanked by two alcoves, and provides a sense of warmth which beckons cosy moments. A feature window seat provides the perfect spot for snuggling up with a good book on a rainy day.

Next, we come to what is perhaps our favourite room. The open-plan kitchen/diner really is the heart of this home. There's plenty of space to cook, dine, and entertain with your friends and family. It boasts a generous array of country style units and ample countertop space, perfect for those passionate about cooking. You will find traditional, country-style touches throughout this room such as wood countertops, a Belfast sink, and an oil fired Rangemaster. A stable door leads out to the rear garden, which is perfect summer BBQs.

Upstairs, you'll find two well-proportioned and tastefully presented bedrooms, with the family bathroom also conveniently located on the first floor.

The Outside

At the front of the property, there's a charming garden primarily laid to lawn, along with off-street driveway parking. The rear garden is tiered, featuring both a patio and decking area. Additionally, there's a block-built outbuilding equipped with power and light, offering potential as a wonderful studio or workshop space.

The Location

Situated in the heart of Cornwall, the popular village of Lanner offers a semi-rural setting paired with convenient amenities. The village boasts a general store, a public house, fish and chip shop, bakery, and a children's play park, catering to daily needs. Nearby towns like Redruth and Camborne provide a broader range of shops, supermarkets, and leisure facilities, while the coastal delights of Portreath and Porthtowan are just a short drive away for beach enthusiasts (both approximately six miles distant). A regular bus service connects Lanner to Redruth, Falmouth, and Truro, and the nearest train station is also in Redruth, offering easy access to other parts of Cornwall and beyond. With its welcoming community vibe, beautiful surroundings, and convenient location, Lanner is an appealing choice for home buyers.

Useful Information

Council Tax Band 'B'

EPC Rating '45 E'

Main electricity, water, and drainage

According to Ofcom Broadband checker; standard, superfast, and ultrafast broadband with download

speeds ranging from 7 Mbps to 1000 Mbps may be available in this area.

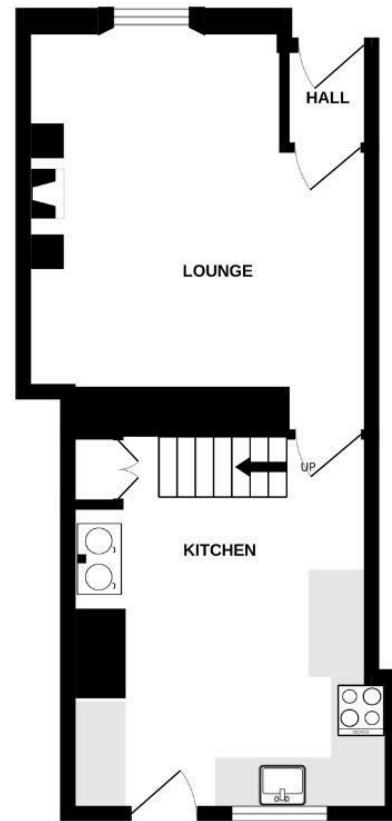
According to Ofcom Mobile checker; Vodafone likely had voice and data signal indoors, 02 likely has voice signal indoors, and EE, Three, 02, and Vodafone likely has voice and data signal outdoors at this address. Construction: Part under pitched roof, part under flat roof. Original cottage granite, more modern extensions to rear noted, appear to be block construction. According to Cornwall Council interactive maps, the property doesn't appear to be in a conservation area.

These sales particulars are provided as a general guide and are based on information supplied by the seller and our observations. While we make every effort to ensure accuracy, we have not carried out structural surveys, tested services, appliances, or fittings, and cannot guarantee their functionality or condition. Buyers are advised to conduct their own due diligence, including independent verification of all measurements, descriptions, and property details. Any prospective purchaser should instruct their solicitor or conveyancer to confirm the accuracy of all information and to carry out necessary legal checks before proceeding with a purchase. We accept no liability for any errors within these particulars. All information is provided in good faith, but it does not constitute an offer, contract, or warranty of any kind.

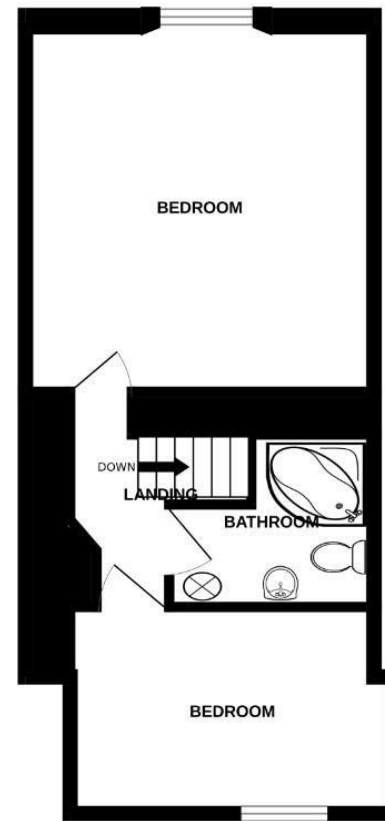




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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