



**STAGS**

The Homestead



# The Homestead

Pennance Lane, Lanner, Redruth, TR16 5TW

Redruth 2.2 miles   Falmouth 9.3 miles   Truro 9.9 miles

- Detached Cottage
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room & Shower Room
- Three bedrooms (1 en-suite)
- Family Bathroom
- Outbuildings, Gardens & Parking

**Guide price £399,950**

## SITUATION

The Homestead is situated on a quiet lane in the heart of the popular village of Lanner. The village has a thriving community and is located between Falmouth and Redruth. There is a good selection of everyday facilities including post office, primary school, public house, bakery, general store, fish and chip shop and a village hall. The town of Redruth is approximately 2 miles to the north and Falmouth is approximately 8 miles to the south.

Both towns offer a much wider range of facilities which include secondary schooling, banking, larger supermarkets as well as further leisure facilities. There is a train station at Redruth offering direct connections to London Paddington line.

## DESCRIPTION

The Homestead is a characterful detached cottage sitting in a generous plot of approximately 0.24 acres. Over recent years the property has been improved and extended and presents to the market



An opportunity to purchase a beautifully presented detached characterful Cornish cottage in this popular village





a delightful family home. The ground floor accommodation offers entrance porch, inner hallway, delightful country kitchen/breakfast room, utility room, shower room and formal dining room with wood burning stove. The spacious sitting room with French doors leads into the garden completing the ground floor accommodation. The first floor is accessed by two staircases, the first to the impressive master bedroom with en-suite facilities and the second to two further double bedrooms and family bathroom.

### OUTSIDE

The front of the property is enclosed by granite stone walling with a pedestrian gate leading to the ornate front garden. To the side is a brick paved entrance leading through a five bar gate onto a gravelled driveway area allowing parking for several vehicles. There is a versatile stone built workshop and an additional storage shed with granite steps leading through a wrought iron gate to the covered entrance porch at the rear. The gardens to the rear and side are laid to lawn with specimen fruit trees, shrubs and plants with vegetable plot and summerhouse.

### SERVICES

Mains water, drainage and electric. Electric central heating.

### VIEWINGS

Strictly by prior appointment with Stags Truro office on 01872 264488

### DIRECTIONS

On entering the village of Lanner from the Falmouth direction, pass the bakery on the right hand side and turn right into Pennance Lane. The property will be evident on the left hand side after approximately 80 yards.







These particulars are a guide only and should not be relied upon for any purpose.



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