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**BILL**  
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Sales & Lettings



## 4 Bell Lane

Lanner, Redruth, TR16 6AP

**Guide price £220,000**



Offered for sale with no onward chain, this lovely character cottage has been updated in recent years and benefits from two bedrooms, a lounge with an open fire, a fitted kitchen and a first floor bathroom. The property is double glazed and externally there are well enclosed gardens with the bonus of a garden shed.





Situated in the heart of Lanner, a very popular village location, we are pleased to bring to the market this cosy character cottage which oozes charm with a modern twist throughout. It also has the benefit of being chain free and offers many features including a working open fireplace in the lounge and deep sills throughout. The property is double glazed and the vendor advises us that they will be installing Farho electric low consumption digital programmable panel heaters in the bedrooms. The kitchen itself has a feature wall with a Range style cooker, Belfast sink and wooden worktops. This delightful cottage offers many features and an early inspection is recommended.

Obscure glazed upvc door to:

HALLWAY

Turning stairs with decorative arched stained glass window to the first floor. Understairs cupboard and doors leading to:

UTILITY ROOM

5'2" x 6'5" (1.58m x 1.96m)  
With a fitted worktop, space and plumbing for white goods, panelled wall and a beamed ceiling. Window to the side elevation. Latched wooden door to:

KITCHEN

14'0" x 7'10" (4.28m x 2.41m)  
With a feature brick wall surrounding a Beko Range style oven with a tiled splash back and recessed wooden shelving. Beamed ceiling and a range of base and eye level units with tiled splash backs. Belfast sink with shaped drainer and worktop in oak. Window overlooking the side of the property and a latched door.

LOUNGE

11'8" x 11'2" (3.58m x 3.41m)  
Feature panelled wall, beamed ceiling and a window with deep sill to the side elevation overlooking the patio area and garden. Feature brick open fireplace with wooden mantel and slate hearth. Latched wooden door to:

REAR ENTRANCE HALL

Fuse box and obscure glazed upvc door leading to the side patio and garden.

FIRST FLOOR

LANDING

Built-in cupboard and loft access.

BATHROOM

5'10" x 7'2" (1.78m x 2.20m)  
Panelled bath with a wall mounted shower and shower rail. Low level wc, modern bowl wash hand basin set on shaped wooden shelf with storage below. Velux window and a heated towel rail.

BEDROOM 1

12'2" x 11'3" (3.71m x 3.43m)  
Built-in cupboard housing the hot water cylinder. Window to the side of the property with a deep sill overlooking the patio and garden area.

BEDROOM 2

11'1" x 7'11" (3.38m x 2.42m)  
Window to the side elevation.

OUTSIDE

To the front the garden is accessed via a wooden gate with an enclosed seating area, low wall and a gravelled area. To the side there is a patio area again with gated access and a pathway with right of way and steps leading to the rear garden being mainly laid to lawn with a garden shed.

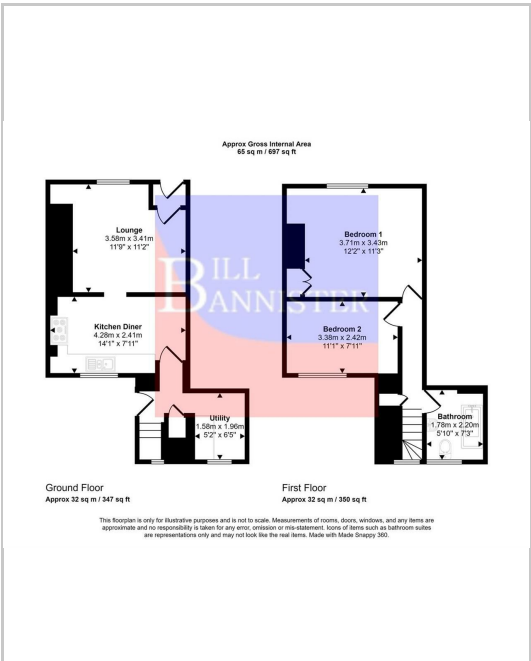
DIRECTIONS

From our office in Redruth take the main road towards Falmouth, through the traffic lights and into Southgate Street. Continue through South Downs and at the mini roundabout proceed straight over towards Lanner. Continue down the hill into Lanner village passing Lanner Square and the Lanner Inn on your right. Take the next turning right into Bell Lane and the property will be found on the right hand side..

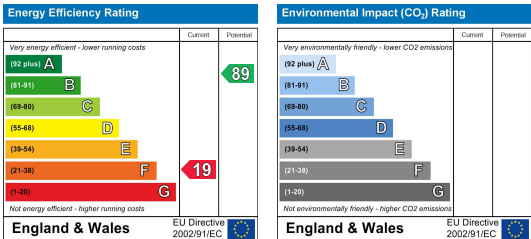
Area Map



Floor Plans



Energy Efficiency Graph



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