



MAP estate agents
Putting your home on the map

Treviskey, Lanner, Redruth

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Redruth 3 miles | A30 trunk road 3.5 miles | Portreath (north coast) 6.5 miles | Falmouth (south coast) 8 miles | Truro 9 miles | Newquay airport 21 miles | Plymouth 62 miles | Exeter (M5) 95 miles (Distances are approximate)

Believed to date from the 1850's, this detached former mill offers generous character accommodation and is well suited to multi-generational living.

Lounge | Kitchen | Dining | Conservatory | Store room | Ground floor shower room, first floor bathroom | Four bedrooms | Garden with swimming pool | Generous Parking | Double garage with office space over

£795,000
Freehold



Property Introduction

Approached via the kitchen which is well appointed with a vaulted beamed ceiling, from here there is access to a generous lounge with beamed ceiling which focuses on a granite fireplace housing a wood burning stove.

There is a separate dining room, currently used as an office and a large conservatory which overlooks the well stocked garden to the front which is superb for outside entertaining and has a swimming pool complex.

Set off from the kitchen is a bedroom and wet room style shower room which is ideal for a dependent relative whilst attached to the rear of the cottage is an extensive space currently used as storage.

To the outside there is parking for five plus vehicles and access to a large detached garage/workshop which benefits from first floor access via an external spiral staircase to a converted loft which is ideal for those looking to work from home or use as an occasional studio bedroom.

The garden lies mainly to the front of the property, is well stocked and features a swimming pool which forms a focal point for outside entertaining.

Viewing our interactive virtual tour is strongly recommended to whet your appetite for this character property prior to arranging a closer inspection.

Location

Located on the Falmouth side of Lanner, Penventon Mill is within a convenient commuting distance of Redruth and the city of Truro which is noted for its eclectic mix of local and national shopping outlets and Falmouth on the south coast which is Cornwall's university town and a recognised haven for sailing and water sports and its mix of independent shops, cafes and restaurants.

The A30 trunk road is accessed to the north of Redruth which is within three and a half miles and Redruth gives access to a mainline railway link to Paddington and the north of the country. The nearby village of Lanner offers a range of day to day late night shopping facilities, there is a choice of locally respected public houses and schooling for younger children. The north coast village of Portreath, which is noted for its sandy beach and active harbour, is approximately six miles away.

ACCOMMODATION COMPRISES

Small pane part glazed door opening to:-

KITCHEN 14' 8" x 13' 9" (4.47m x 4.19m)

Featuring a stained glass window to the side and with a small pane glazed window to front and side. Fitted with a range of eye level and base units having adjoining square edge hardwood working surfaces and featuring under unit lighting. Underslung 'Butler' sink with mixer tap over, space and plumbing for dishwasher and extensive ceramic tiled splashbacks. A central island with multi-fuel range style cooker incorporating six gas burner hob (LPG). Radiator. Vestibule with access off to bedroom four and shower room. Door to:-

LOUNGE 30' 11" x 14' 4" (9.42m x 4.37m) maximum measurements

Window to front and three windows to the rear storage area.

Featuring an open beamed ceiling and focusing on a floor to ceiling



granite fireplace with wood lintel housing a freestanding 'Esse' Ironheart' wood burning stove. Three radiators and part slate flooring. Recessed stairs to first floor and inner hall with door to walk-in pantry and door to storage area. Door to:-

DINING ROOM 14' 4" x 11' 2" (4.37m x 3.40m) plus recesses

Currently being used as an office, the dining room benefits from access to rear storage area. There is an open beamed ceiling and the room focuses on a floor to ceiling granite fireplace with wood mantel over and set to one side is a recessed exposed granite feature with slate sill. Double doors open to:-

CONSERVATORY 20' 7" x 15' 1" (6.27m x 4.59m)

Of wooden construction and enjoying a dual aspect over the garden to the front and the swimming pool. Two sets of double doors open out onto the garden and in addition to the vaulted ceiling there is partial exposed stone on two walls and wood flooring.

STORE ROOM 37' 3" x 5' 8" (11.35m x 1.73m) max. measurements

Running virtually the full length of the cottage with ceramic tiled

floors, this is a useful space for hobbies etc., and is currently being used as a storage facility.

Returning to kitchen, lobby with access to:-

BEDROOM FOUR 10' 8" x 8' 8" (3.25m x 2.64m)

Small pane glazed window to the side. Radiator and recessed two door wardrobe.

SHOWER ROOM

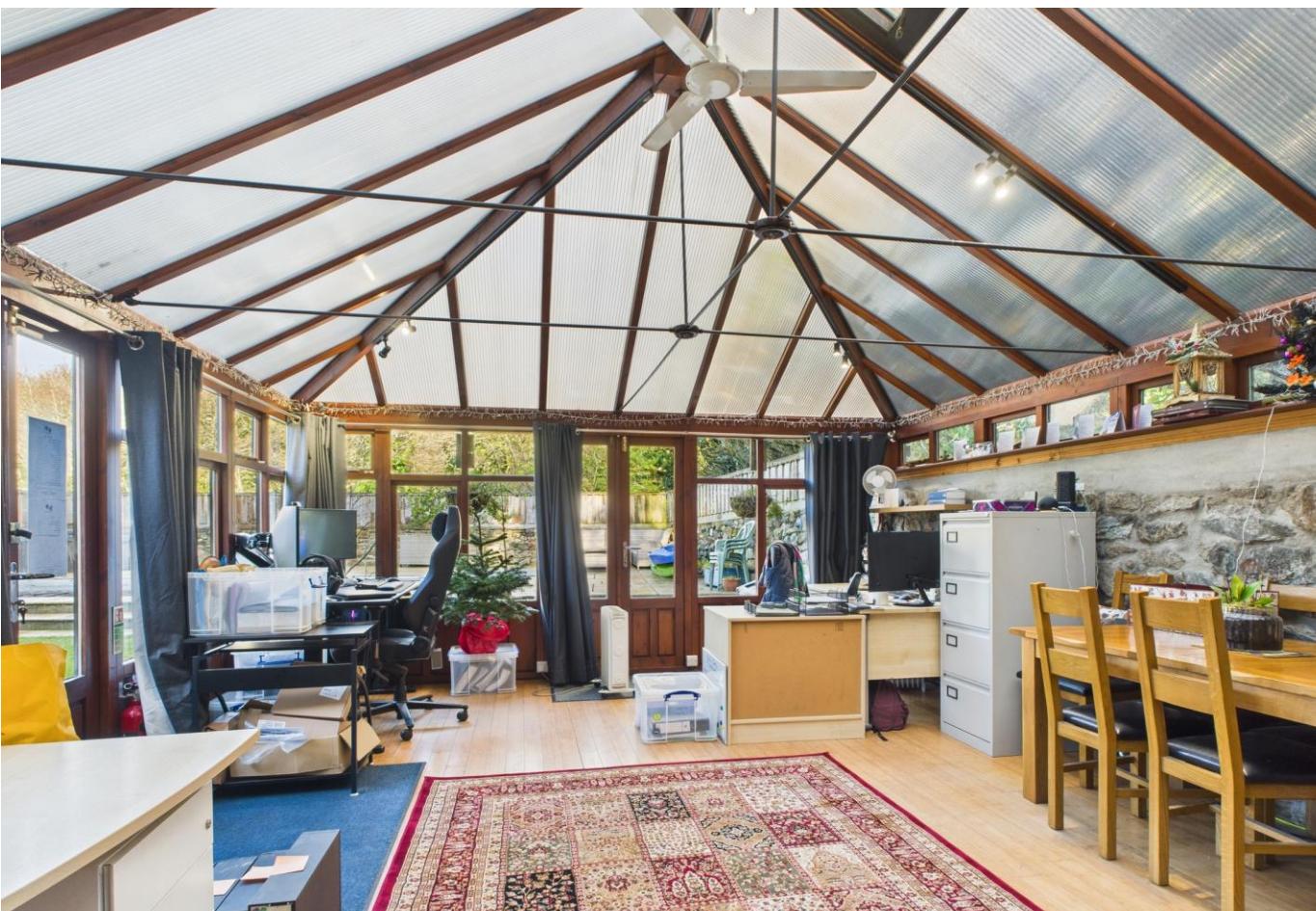
Obscure glazed window to the storage room. Recently remodelled in a wet room style with extensive ceramic tiling to walls, ceramic tiled floor and featuring a plumbed rain head shower, close coupled WC and a pedestal wash hand basin. Radiator.

FIRST FLOOR LANDING

Window to the rear and radiator. Vertical panelled doors open off to:-

BEDROOM ONE 14' 5" x 14' 0" (4.39m x 4.26m) maximum measurements

Enjoying a dual aspect with small pane glazed windows to front and rear. Featuring a vaulted beamed ceiling and with a radiator.



BATHROOM

Remodelled with a modern suite consisting of counter top oval wash hand basin with mixer tap set on a granite shelf, close coupled WC and corner panelled bath again with granite shelving and a mixer tap, separate oversized shower enclosure and vertical towel radiator.

BEDROOM TWO 10' 10" x 10' 4" (3.30m x 3.15m) maximum measurements

Small pane glazed window to the front. Featuring a vaulted beamed ceiling and with a radiator.

BEDROOM THREE 14' 2" x 9' 2" (4.31m x 2.79m) plus recesses

Enjoying a dual aspect with small pane glazed windows to front and rear. Featuring a vaulted beamed ceiling, recessed three drawer wardrobe and radiator.

OUTSIDE FRONT

To the front of the property there is hard standing parking for five plus vehicles and access to a generous detached garage.

DETACHED GARAGE 25' 3" x 20' 5" (7.69m x 6.22m)

Two electric roller doors to front having a side courtesy door. Power and light connected.

OFFICE/STUDIO 20' 3" x 11' 7" (6.17m x 3.53m) reduced head height to two sides

Situated above the garage with separate access via a spiral staircase, this is a generous room with restricted headroom and features four double glazed Velux skylights, currently there is a range of base storage cupboards with adjoining working surface, concealed cistern WC and access to eaves storage space. This would be an ideal office area if required or could well be used as an occasional bedroom.

FRONT GARDEN

The front garden is enclosed and offers a high level of privacy, laid largely to lawn with a range of mature planters and hedging and immediately to the front of the conservatory there is an extensive 'Riven' slab patio which features a swimming pool together with space for a hot tub and outside seating space.

SIDE GARDEN

To the side of the property there is a gravelled space ideal for clothes drying etc, together with a granite and slate wood store. Steps lead up to a raised patio which is suitable for a table and chairs and to the rear of the cottage there is an externally mounted 'Grant' oil fired boiler.

SERVICES

The property benefits from mains water, mains electricity and mains drainage. There is LPG gas for cooking and an oil fired external boiler for domestic hot water and heating.

AGENT'S NOTE

Please be advised the property is band 'F' for Council Tax purposes.



MAP's Top reasons to view this home

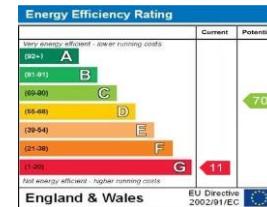
- Character former mill on outskirts of village
- Detached property with high level of privacy
- Four/five double bedrooms
- Character kitchen and large lounge
- Dining room and conservatory
- Detached double garage/workshop
- Studio/office over garage
- Recently installed swimming pool
- Parking for five plus cars
- Viewing essential



Approximate total area⁽¹⁾

261.2 m²
2812 ft²

Reduced headroom
8.9 m²
96 ft²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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