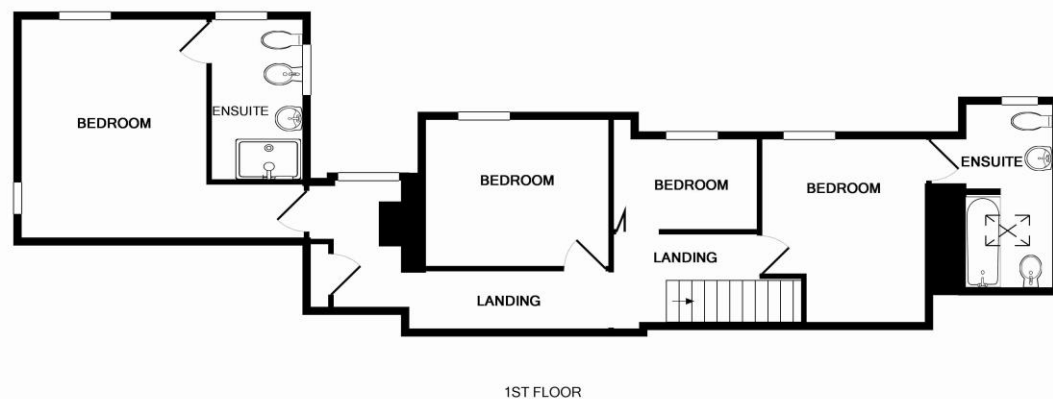
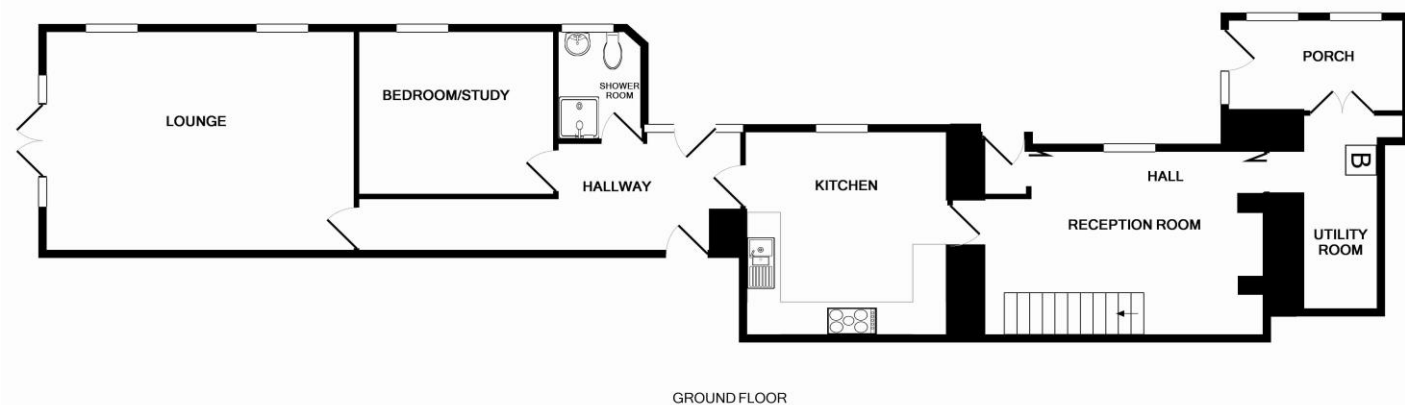




**Millerson**  
millerson.com



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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#### VIEWING:

Strictly through the vendors agents, Millerson  
Alma Place, Redruth, Cornwall, TR15 2AT  
Tel: **01209 216367**  
Web: **www.millerson.com**  
and **www.rightmove.co.uk**  
Email: **redruth@millerson.com**

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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## Bell Veor, Lanner

Asking Price £310,000

- A Substantial Detached Family Home
- Flexible Accommodation Found Over Two Floors
- Four/Five Bedrooms
- Downstairs Shower Room & Two En-suite Bedrooms
- Double Glazing (where stated) & Oil Central Heating
- Side Garden and a Parking Area
- EPC Rating E50



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A FOUR/FIVE BEDROOM FAMILY HOME FOUND IN  
THE SOUGHT AFTER VILLAGE OF LANNER

**THE PROPERTY**  
Millerson Redruth are delighted to be offering for sale this detached, substantial family home located within Bell Veor Lanner. The property would appeal to a large family or those seeking a home that could cater for a dependant relative wanting their own individual space. The flexible accommodation is found over two floors and briefly comprises: Entrance hallway, lounge, bedroom/office, shower room, kitchen, dining room and utility area. To the first floor, there are four bedrooms with two offering en-suite facilities. Externally, there is a side garden with steps leading down to a parking area. The property benefits from double glazing (where stated) and oil central heating.

**ACCOMMODATION**  
(All dimensions are approximate)

Double glazed front door leading in to:

**ENTRANCE HALLWAY**  
Coved ceiling. Inset spot lights. Radiator. Wood flooring. Double glazed door to rear leading to rear court yard area and further doors to kitchen, shower room, bedroom/office and:

**LOUNGE**  
5.64m x 4.17m (18'6" x 13'8")  
A lovely dual aspect room with two double glazed windows to the front aspect and double glazed doors to the side aspect leading to side garden. Coved ceiling. Spot lights. Two radiators. Wood flooring.

**BEDROOM/OFFICE**  
3.58m x 10 (11'9" x 10)  
Double glazed window to the front aspect. Coved ceiling. Spot lights. Radiator. Wood flooring.

**SHOWER ROOM**  
Obscured double glazed window to the front aspect. Spot lights. Wood flooring. The shower room comprises: Shower cubicle with electric shower, pedestal wash hand basin and a close couple WC. Towel rail.

**KITCHEN**  
3.9m x 3.7m (12'10" x 12'2")  
A double glazed window to the front aspect. Coved ceiling. Spot lights. The kitchen offers a range of matching wall and base kitchen units and drawers. A worktop surface incorporates a one and a half bowl, single drainer sink unit with a tiled splash back.

Space for cooker with extractor hood above. Tiled floor. Radiator. Door through to:

**DINING ROOM**  
4.72m x 3.53m (15'6" x 11'7")  
A double glazed window to the front aspect. Stairs to the first floor accommodation. A folding door leads in to the porch area which has a further front door (currently not used). Further folding door to:

**UTILITY AREA**  
3.66m x 1.37m (12' x 4'6")  
Space for washing machine. Boiler.

**FIRST FLOOR LANDING**  
A double glazed window to the front aspect. Built in cupboard with a radiator. Two further radiators. Loft hatch.

**MASTER BEDROOM**  
4.17m x 3.45m (13'8" x 11'4")  
A dual aspect bedroom having a double glazed window to front and side aspect. Coved ceiling. Spot lights. Radiator. Wood flooring. Door to:

**EN-SUITE SHOWER ROOM**  
An obscured double glazed window to the front and side aspect. Wood flooring.

The en-suite comprises: A shower cubicle with an electric shower, pedestal wash hand basin, close couple WC and bidet. Towel rail.

**BEDROOM**  
3.4m x 2.72m (11'2" x 8'11")  
A double glazed window to the front aspect. Radiator.

**BEDROOM**  
2.67m x 1.75m (8'9" x 5'9")  
A double glazed window to the front aspect. Currently being used as a study.

**BEDROOM**  
3.56m (11'8") shortening to 2.54m (8'4") x 2.97m (9'9")  
A double glazed window to the front aspect. Radiator. Door to:

**EN-SUITE BATHROOM**  
An obscured double glazed window to the front aspect and an inset Velux window. The en-suite comprises: Panelled bath with an electric shower, close couple WC, pedestal wash hand basin and bidet.

**OUTSIDE**  
To the front of the property, steps lead up to the front door where there is a gate that opens in to the front court yard area. Within the court yard, there is a raised flower bed and it is where the oil tank is located.

A pathway from the side garden leads around the rear of the property where there is an outside tap.

The main garden area is to the side of the property where directly from the lounge, this leads out on to a patio area where there are steps down to the garden. To the far end of the garden, a small gate with steps lead down to the parking area.

**DIRECTIONS**  
From Redruth, proceed through Lanner and once reaching the Coppice Inn on your left hand side, turn right up on to Tresavean Hill and then an immediate right in to Bell Veor. Follow this road where the property will be found on the right hand side.

**SERVICES**  
Mains electricity (key meter), mains metered water and private drainage. (However, we have not verified connection).

**VIEWING**  
Strictly through the vendors agents, Redruth Office, Alma Place, Redruth, Cornwall, TR15 2AT.  
Tel: **01209 216367**.  
Web: **www.millerson.com** and **www.rightmove.co.uk**  
Email: **redruth@millerson.com**

**REF:** RED160179



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