



1 bed cottage to buy in TR16

Stithians Row, Four Lanes, Redruth,
Cornwall, TR16 6LG

£100,000 Starting Bid

 x1  x1  x1

Tenure

Freehold

Driveway parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ 1 Bedroom Cottage
- ✓ Fitted Kitchen & Rear Porch
- ✓ Drive Way Parking
- ✓ Lounge With Woodburner

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Wood Burner
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Sold via Secure Sale online bidding. Terms & Conditions apply.

Presented to the market with no onward chain, this one-bedroom property is situated in the village of Four Lanes and benefits from good access to village amenities including Pencoys primary school. There is also good road access to Helston, Falmouth, Redruth and Pool.

The property benefits from off-street parking, full double glazing and a newly fitted HETAS-approved wood-burning stove, providing a cosy focal point to the lounge. The lounge is currently subject to the installation of new lime render. The kitchen is currently serviceable but would now benefit from replacement. Similarly, the bathroom is serviceable but would benefit from replacement and modernisation. A rear porch leads to rear access. The double bedroom is well proportioned with far reaching views.

Externally, the property enjoys a pleasant garden providing an ideal space for sitting and relaxing, together with far-reaching views across the surrounding countryside.

With no onward chain, off-street parking and a good-sized garden. Freehold. Council Tax A.

Accommodation Comprises:

Lounge 13'7" x 12'1" (4.14m x 3.68m)

Double glazed door into lounge. A cosy lounge with a newly installed HETAS approved wood burner with hearth. The walls have been subject to new lime render. Stairs to first floor with under stairs storage cupboard. New consumer unit. Smoke alarm. Beamed ceiling. Door to:

Kitchen 13'1" x 6'1" (4m x 1.85m)

In need of replacement comprising of base, wall and drawer cabinets. Single drainer sink. Tiled splash backs. Integral electric oven and hob. Space for fridge/freezer. Plumbing for washing machine. Beamed ceiling. Double glazed window to rear. Door to rear porch.

Rear Porch 9' x 5'10" (2.74m x 1.78m)

Double glazed door and windows to rear.

Bedroom 1 13'9" x 12' (4.2m x 3.66m)

Stairs leading to well-proportioned double bedroom with ample furniture space. Over stairs built in wardrobe. Double glazed window to front with deep sill and far reaching rural views. Night storage heater. Laminate floor.

Bathroom 12'9" x 1.88 (3.89m x 1.88)

Now in need of refurbishment comprising of a curved bath with electric shower over and shower screen and tiled splash backs. Pedestal wash basin. Low level W.C. heated towel rail. Vinyl floor. Double glazed window to rear with deep sill.

Garden

The property is set back from the road by driveway parking for one car. Steps lead to the front garden with a raised lawn. A paved patio leads you to the front door with an attractive edged flower bed. A wood store and cobbled patio is adjacent to the front elevation creating a suitable space for sitting and relaxing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £100,000

Property Type: Cottage

Parking: Driveway

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Wood Burner

Electric: National Grid

Water: Direct mains water

Water meter: No

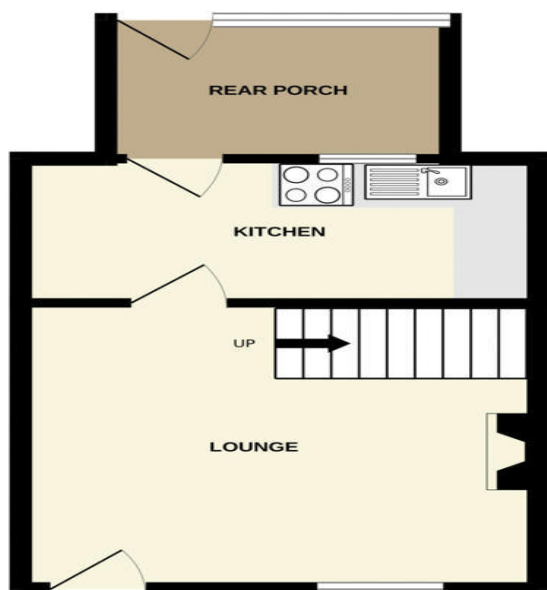
Sewerage: Standard UK domestic

Air conditioning: No

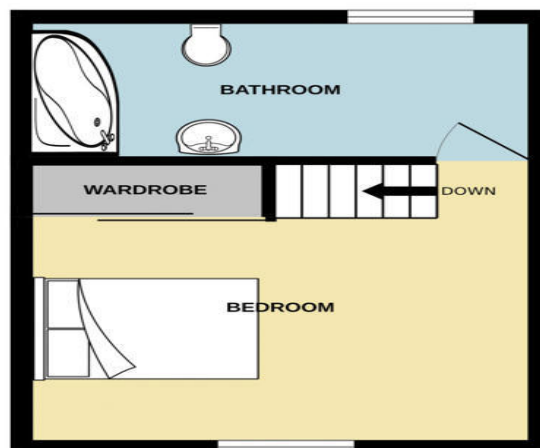
Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
245 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 sq.m.) approx.
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.
Made with Metropix ©2026

Stithians Row, Four Lanes, Redruth, Cornwall, TR16 6LG

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Pattinson.co.uk - Tel: 023 8251 4032