



Trepenpol  
Hayle





# Trepenpol

St George's Road, Hayle, TR27 4AH

A distinguished Grade II Listed Georgian residence, steeped in heritage and commissioned by the esteemed Harvey family. This exceptional property exudes timeless elegance, complemented by a detached two-bedroom cottage within its grounds, ideal for guest accommodation or a private retreat. Nestled within approximately three-quarters of an acre of exquisitely landscaped gardens, this inspiring home offers an oasis of tranquility and refined living, seamlessly blending historic grandeur with modern sophistication.













### The location

Nestled in one of Hayle's most coveted locations, this distinguished residence offers an elegant retreat just moments from the town's finest amenities. A leisurely stroll reveals a selection of charming independent boutiques, an expansive supermarket, and an array of exceptional dining options—from artisanal cafés to exquisite restaurants showcasing the best of Cornish cuisine.

Hayle itself is a vibrant coastal destination, equipped with all the essential conveniences, including a local hospital. Its enviable position places it within effortless reach of Carbis Bay, the artistic haven of St Ives, and the breathtaking Gwithian Bay, making it the perfect launchpad for exploring the untamed beauty of West Cornwall and the captivating shores of Mount's Bay.

For those with a spirit of adventure, this area offers an abundance of watersports, including paddleboarding, kayaking, and exhilarating surf breaks. The rugged coastal path promises scenic walks and invigorating runs, while golfers can test their skills at one of Cornwall's most picturesque courses, where rolling greens meet panoramic sea views.

The branchline railway provides a seamless connection to St Ives, with nearby St Erth offering convenient access to the mainline, ensuring effortless day trips throughout the region.

Just over five miles away lies the enchanting town of St Ives, renowned for its idyllic harbour, golden beaches, and crystalline waters. Here, visitors can indulge in a diverse culinary scene, explore the famed Tate gallery, and immerse themselves in a thriving artistic community, where pottery studios and galleries showcase the creative essence of Cornwall.

### The property

- Built by the eminent Harvey family in around 1820
- Splendid retained ornate period detailing
- Main house (3,400 sq ft) and cottage (700 sq ft)
- Beautifully landscaped gardens
- Reception hall providing access to the principal living rooms
- Elegant drawing room, dining room and snug with a wealth of period features
- 'Treyone' kitchen/breakfast room with granite tops, Miele appliances and AGA
- Magnificent garden room leading out to south facing terrace
- Utility/plant room
- Ground floor shower room
- Master bedroom suite with dressing room and en suite bathroom
- Guest bedroom with en suite bathroom
- Three further bedrooms
- Spacious family bathroom (most of the bathrooms include Villeroy & Boch fittings)







### The Gardens, Garage and Parking

- Gated entrance
- Double and single garage
- Two bedroomed cottage with sitting room, kitchen and bathroom
- Landscaped gardens to the front and rear
- South facing terrace

### Distances

Hayle (centre) – 500 yards; St Erth (mainline rail) - 1.8; West Cornwall Golf Club (Lelant) – 2.8; Gwithian - 3.8; Carbis Bay - 3.9; Trevaskis Farm Shop - 4; Godrevy – 4.4; St Ives - 5.4; Mount's Bay – 6; Mousehole – 11; Sennen Cove – 17; Cornwall Airport (Newquay) -34.1  
(All distances are approximate and in miles)

### Tenure, services and material information

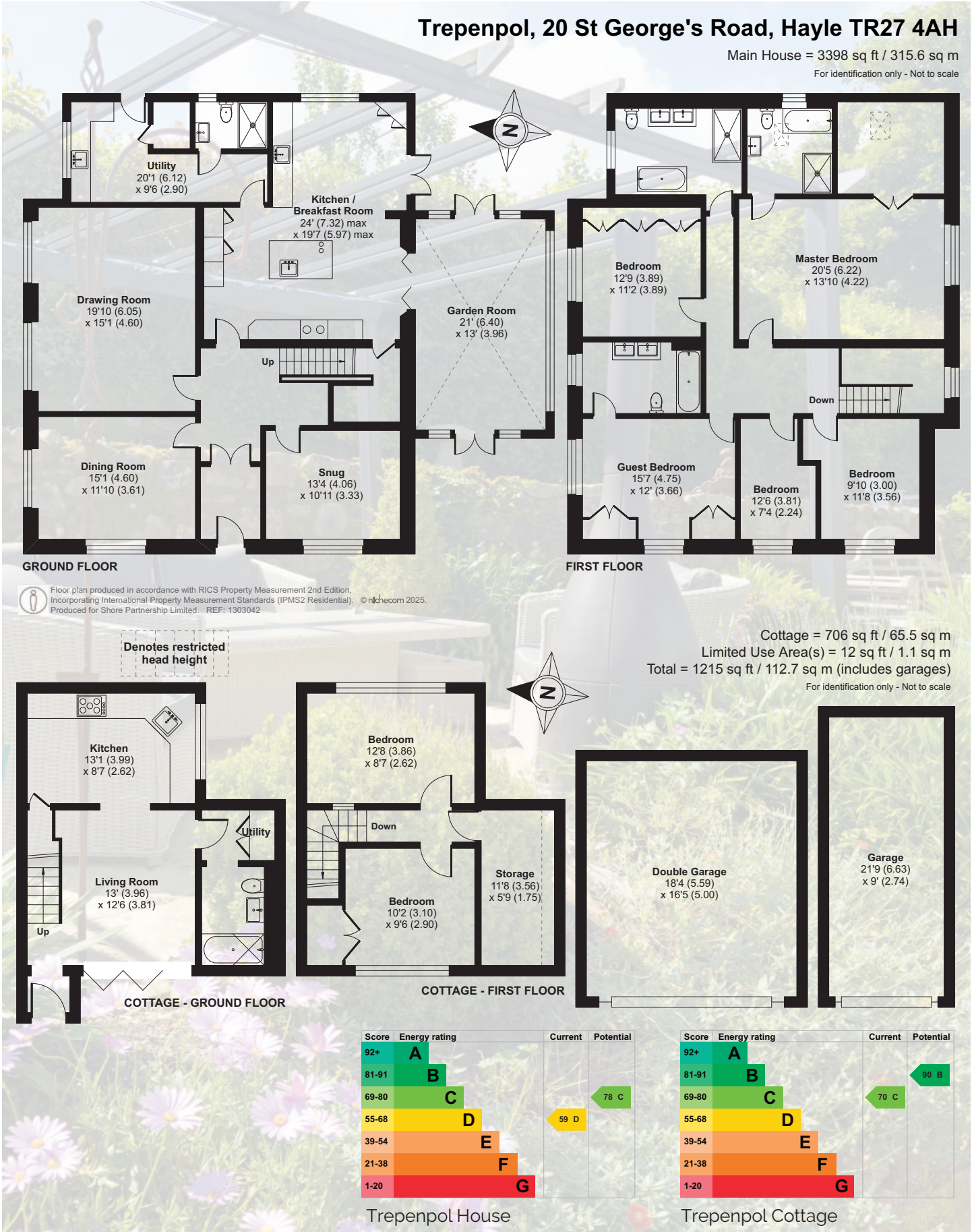
Freehold. Grade 2 Listed. Mains gas, electricity, water and drainage.  
Council Tax: band F  
Broadband: Fibre to Cabinet (source: [www.openreach.com/broadband-network/fibre-availability](http://www.openreach.com/broadband-network/fibre-availability))

### What 3 Words

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### Directions

Heading westbound on the A30, continue over the Hayle bypass and at the Loggans roundabout take the third exit (towards Hayle) on the B3301. Travel into the centre of Hayle and at the roundabout take the second exit then turn left into Penpol Road. Continue straight on into St George's Road and the property is positioned on the right-hand side.



**FIXTURES & FITTINGS** Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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**Ben Davies**  
Director



**Tim May**  
Director

## WHERE YOU LIVE MATTERS

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