



54 Penpol Terrace, Hayle, TR27 4BQ
Guide price £399,995



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Coming to the market for the very first time in over 50 years, this much-loved six bedroom, three reception room Victorian double-fronted residence on the highly regarded Penpol Terrace offers a truly rare opportunity. It has been the cherished family home of the current owners since childhood, filled with memories and warmth, and is now ready to welcome a new family to create their own story within its walls.

Full of period character, the home retains many original features such as high ceilings, decorative cornicing, and an elegant sweeping staircase. The reception hallway, with its original stained glass door, floods with colour as the sunlight pours through. The spacious layout includes two well-proportioned reception rooms, a kitchen with breakfast area, and generous bedrooms – some enjoying views across Hayle harbour and town, others overlooking the beautiful rear garden.

To the rear, the private enclosed garden provides a safe haven and has been lovingly nurtured over the years. Exceptionally well stocked, it is home to an abundance of fruit trees, plants, and shrubs, offering colour and interest throughout the seasons, as well as plenty of space for relaxation and family life. At the far end, there is gated off-road parking for two cars and a single garage. The front garden, meanwhile, provides the perfect spot to sit back, watch the world go by, and enjoy stunning sunsets over the harbour.

Homes of this calibre, with such a long and treasured family history, rarely come to the market. This is a very special home that combines elegance, space, and heart – the perfect setting for the next chapter of family life in the heart of Hayle. Early viewing is strongly advised.



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Location

Hayle is a thriving coastal town and has many amenities and is becoming one of the most sought after towns within West Cornwall. There is a train station providing national rail links as well as providing easy local access to St Ives, Penzance and Truro. The North coast is a huge draw for Hayle. The beaches are world class, as is the surf! There are numerous beach choices nearby to include Hayle beach, Gwithian & Godrevy to mention just a few. There are good transport links via the A30. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach by road. There is a great selection of supermarkets and individual boutique shops, restaurants and cafes. Its a fantastic place to live.

Accommodation

Entrance
Reception Porch
Reception Hall
Living Room
Dining Room
Kitchen
Utility Room + Shower Room
Rear Hallway
Sitting room
Stairs to the first floor landing
6 Bedrooms
Family Bathroom

Front Garden

The property enjoys a truly enviable outlook, with far-reaching views across the harbour and surrounding countryside providing a constantly changing backdrop. From the front garden you can watch the tide ebb and flow, boats mooring on the water, and enjoy a real sense of connection to the coastal setting.

The garden itself has been cleverly designed to make the most of this position, featuring a pleasant raised patio seating area, perfect for morning coffee, evening drinks, or simply relaxing while taking in the scenery. Mature planting provides colour and charm, while the suntrap position ensures this is a delightful space to be enjoyed throughout the day.

Rear Garden

The rear garden is a truly special feature of this home and has clearly been cherished by the owners over the years. Exceptionally private, fully enclosed and wonderfully safe, it offers a secure haven for both children and pets. Generous in size, the garden is beautifully stocked with an impressive variety of fruit trees, mature shrubs and established planting, creating colour and interest throughout the seasons. There are different areas to enjoy – from the neat lawn to the sheltered paved sections – making it perfect for entertaining, gardening, or simply relaxing in peace. This is very much a loved garden, and it provides the ideal backdrop for family life.

Parking

To the rear of the property is gated access into the driveway parking which provides private parking for up to 2 cars.

Garage

16'06 x 9'01 (5.03m x 2.77m)

Metal up and over door. Power and light connected. Courtesy door to the side opening onto the driveway parking. Workbench.

Services

Mains Gas, Electric, Water and Drainage

Council Tax Band- D

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Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.



Offices in Helston & Hayle

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	