

BROOK HOUSE MILLPOND AVENUE

Hayle, TR27 4HX

Price: £1,600,000



SPLENDID GRADE II LISTED GEORGIAN HOME. Undoubtedly one of THE finest homes in West Cornwall and certainly one of the best examples of Georgian architecture with splendid architectural features, within Cornwall. Built by the eminent Harvey family in the early 1800's, the property is privately positioned in beautiful and impressive walled gardens of around one acre. This exquisite Grade II listed detached 5 bedroom home also includes a 2 bedroom cottage, swimming pool and various other outbuildings, one of which has had permissions for a one bedroom cottage in the past. Located within the bustling and popular coastal town of Hayle and just a short walk from the mainline railway station, schools, including the local private school, the town facilities and the beautiful sandy beaches and estuary that this part of the world has to offer.





HISTORY

Brook House is quite simply one of the finest early 19th century properties anywhere in Cornwall having been originally built for Nicholas Harvey of the well known Harvey family, whose foundry and business interests in Cornish harbours, copper smelting and mining, brought them great wealth. The house was also a long time home of William Husband, an engineer and manager of Harvey's during their most expansive phase in the 1850's and 1860's. Throughout its history, this magnificent home has been used as a large family home and each owner has been custodians of its history

THE PROPERTY

The house is extremely impressive with two storey Georgian facades that make you feel like you've just been transported back inside a Jane Austin novel, The properties of this time are all about symmetry, having beautiful large Georgian windows with moulded architraves and carved festoons, incorporating Greek key patterning on those facing the gardens, while the others have moulded soffits. The entrance features Corinthian order pillars with the large original front door (original key is still in the current vendors possession) There are iron balustrades over the porch making small balcony overlooking the side gardens and swimming pool.

Internally there is a continuation of the fine Georgian architecture and character with moulded plasterwork, ornate fireplaces and Newlyn copper fingerplates to the reception room doors.

ACCOMMODATION IN BRIEF

Not only an impressive architecturally beautiful house, the property also works as a functional and comfortable home. With two large reception rooms that can be separated off by the large reception room doors plus another reception room with utility and WC adjoining. There is a large kitchen with original slate slab flooring with 4 oven Aga incorporating 2 hot plates. There is a door leading down to the cellar. The first floor can be approached by the ornate formal staircase framed by decorative moulded plasterwork and bowed multi paned window, it can also be accessed via back staircase accessed from the 3rd reception room. On the first floor, the large landing offers doors to the large family bathroom and 5 bedrooms with 2 large storage cupboards. In addition to the main house accommodation there is a attractive 2 bedroom attached cottage, that could easily be kept separate from the main home or used as a annexe for dependent relative / family member or a possible large home office space. This has also been used as holiday let with past owners.

EXTERNAL

In the grounds of the property that measure around one acre, there is a derelict building that has historic planning passed to construct a further one bedroom cottage (07/H/0014/F) this has since lapsed. Off the courtyard there are 2 large barrelled subterranean stores and the original double garage that is now used for storage with shower room and WC. To the rear of the property there is a south facing (air source heat pump warmed) swimming pool with pool house and surrounding

terracing, creating a superb entertaining area. The gardens extend to just under one acre with main front formal gardens edged with a myriad of mature shrubs, plants and trees. The gardens wrap around to the rear and include a beautiful Copper Beech tree reputed to be around 200 years old (possibly older). There is an electric gated driveway bordered by mature greenery opening out to the large parking area with another with pedestrian access through the wooded part of the garden.

LOCATION

Millpond Avenue is one of the most sought after locations within Hayle and in fact West Cornwall. It is quiet, secluded and attractive, with period property on one side of the avenue and the Millpond to the other side. The property is a short level walk to the main facilities of Hayle including a large supermarket, independent shops and a plethora of eateries. This is a thriving lived-in town with doctors, dentists, local hospital and private and state schooling within the area, it also gives excellent access to the main A30 to Exeter and up to Bristol. The main railway station is also within walking distance which offers direct routes to Paddington. The glorious beaches, one of which is award-winning (2024) and estuary, that are located within Hayle, also offer various water-sports, and West Cornwall Golf Club and Tehidy Golf Club just a short drive away.

RECEPTION HALLWAY

An extremely impressive entrance to the property measuring approx. 37' long with 11' high ceilings. Incredible mouldings including two archways with a large sweeping staircase, hardwood handrail and a large curving sash window with ornate moulding above. Understairs cupboard, painted panelled doors with Newlyn copper fingerplates.

DINING ROOM 17' 0" x 14' 10" (5.18m x 4.52m)

Incorporating the ornate mouldings including a ceiling rose with wonderful architraves surrounding the doors. A large multi-paned sash window to the front with window seat and shutters and a carved marble fireplace and hearth with copper cowl.

RECEPTION ROOM 18' 10" x 14' 10" (5.74m x 4.52m)

A stunning space which opens through large panelled doors to the dining room to create a magnificent 36' room. Large sash multi-paned window with window seat and shutters that overlook the front gardens. Carved marble fireplace with columns and a cast iron ornate and tiled hearth. The room continues with the impressive mouldings.

KITCHEN/BREAKFAST ROOM 17' 1" x 17' 5" (5.21m x 5.31m)

Beautiful large curved multi-paned window to the rear courtyard with seating, large slate flagged floor and large fireplace housing the four-oven Aga. Extensive range of eye and base level units with ample Corian worktops over with inset sink unit and drainer, central island with breakfast bar seating. Recessed area for large fridge freezer, integrated dishwasher, half-glazed stable door to the rear courtyard with further door and steps down to the cellar.

CELLAR 20' 5" x 18' 3" (6.22m x 5.55m) approx

Divided into various rooms with a stone and brick floor, wine racks and slate shelving.

RECEPTION ROOM 16' 1" x 15' 1" (4.90m x 4.60m)

Large sash multi-paned window with panelled window shutters, further window to the rear, cast iron fireplace with wooden surround and mantle, high ceiling with ceiling rose and corning with dado rail, door to rear staircase and door, step up to the study.

STUDY 9' 5" x 7' 4" (2.87m x 2.24m)

Window to the rear, power points and door to

CLOAKROOM/UTILITY ROOM

Close-coupled WC, wash hand basin, window to side, plumbing for washing machine and space for dryer.

FIRST FLOOR LANDING

An extremely grand and impressive landing space with 10' high ceilings with continuation of the magnificent Georgian mouldings and archway. Rear staircase which leads down to the rear reception room, two large storage cupboards, large multi-paned curved window to the rear.

BEDROOM THREE 15' 0" x 12' 10" (4.57m x 3.91m)

Dual aspect large multi-paned windows with window shutters overlooking the gardens, fitted wardrobe, moulded cornice ceiling, door to

BEDROOM FIVE 11' 2" x 7' 9" (3.4m x 2.36m)

Large sash window to the front overlooking the gardens and countryside, high ceilings with mouldings, door to landing.

BATHROOM 13' 8" x 11' 7" (4.16m x 3.53m)

Natural wood flooring, large walk-in shower cubicle with rainfall and detachable shower head, double-ended claw-footed bath, close-coupled WC, pedestal wash hand basin, large multi-paned sash window to the rear, radiator, heated towel rail.

BEDROOM TWO 15' 0" x 14' 4" (4.57m x 4.37m)

Large sash multi-paned window overlooking the gardens with shutters, high ceiling with mouldings, original recessed cupboards.

BEDROOM FOUR 13' 9" x 8' 11" (4.19m x 2.72m)

Tall sash multi-paned window opening out to the portico with views overlooking the side garden and over to the swimming pool.

BEDROOM ONE 12' 2" x 11' 7" (3.71m x 3.53m)

Sash window with window shutters overlooking the swimming pool, high ceiling with mouldings, steps down to

BATHROOM / SHOWER ROOM

Fitted with a modern white suite all period style. Close coupled WC, pedestal wash hand basin, heated towel rail, large walk in shower cubicle with rainfall and detachable shower head, fitted wardrobes, window to the rear

THE COTTAGE

HALLWAY

Front door with glazing, doors to

RECEPTION ROOM 12' 5" x 9' 1" (3.78m x 2.77m)

Dual aspect multi pane windows overlooking the courtyard, high ceiling

BATHROOM

Super circular obscure glazed window to the front, close coupled WC, pedestal wash hand basin, panelled cast iron bath, white tiling, tiled floor and extractor fan

KITCHEN 8' 0" x 7' 11" (2.44m x 2.41m)

Multi pane window to the front, tiled floor. Fitted with a range of kitchen units with worktop surfaces over, sink unit and drainer, integrated oven and hob with extractor over, space for washing machine and small undercounter fridge

DINING ROOM 12' 6" x 11' 3" (3.81m x 3.43m)

Staircase to the first floor, multi pane sash window to the front with window seat, stone fireplace

FIRST FLOOR LANDING

Pitched ceiling, doors to

BEDROOM TWO 11' 9" x 8' 3" (3.58m x 2.51m)

Vaulted ceiling, window to the rear with window seat, fitted wardrobe, recessed shelving

BEDROOM ONE 14' 1" x 11' 3" (4.29m x 3.43m)

Vaulted ceiling, dual aspect windows, cupboard housing the boiler

THE GARAGE / STORAGE 17' 2" x 15' 10" (5.23m x 4.82m)

Formerly the double garage but now a large storage space with shower room and WC just off from the rear. There is a window to the side, electric connected and large mezzanine storage space above. The shower room comprises a walk in shower cubicle and low level WC, there is a further store room behind the garage doors

OUTSIDE

The property is very well concealed from Millpond Avenue behind granite walls and mature hedging. The driveway leads from electric gates and only once upon the property can it be fully seen. The edge of the grounds are surrounded by high walls giving the property that extra degree of privacy. To the rear of the property, accessed via the side of the garage is a courtyard and covered seating and entertaining area. This area also gives access to the cottage and further access to the rear kitchen door of the main home. There are two subterranean barrelled storage areas, further steps lead up to the rear gardens. The front gardens comprises a large lawned area with granite steps leading

down from the ample frontage driveway and parking. These gardens are flanked and bordered by a range of mature shrubs and plants including large agapanthus, lavender with bamboo and hedgerows in front of the large wall. To the side of the front garden is the pedestrian access from Millpond Avenue through the mature wooded area. Opposite the front door is a flight of steps leading up to a private lawned area with a superb entertaining area including a air source heated swimming pool 28' x 14' approx, a large hot tub, and a large glazed conservatory / swimming pool room with a shower room and WC off. This is a stunning private area that enjoys a sunny aspect but with shade. The gardens continue around to the rear of the property, again offering a fine array of mature shrubs and plants including a stunning copper beech tree that the vendors believe to be at least 200 years old. To the boundary of this garden are the ruins of a building that has had planning passed in the past 07/H/0014F to be converted into a one bedroom cottage.

SERVICES

Mains water, mains drainage, mains electricity and mains gas which fires the central heating system and hot water in both the main house and the cottage Broadband is available Mobile coverage: O2, EE and Vodafone are all available with 4G

EPC

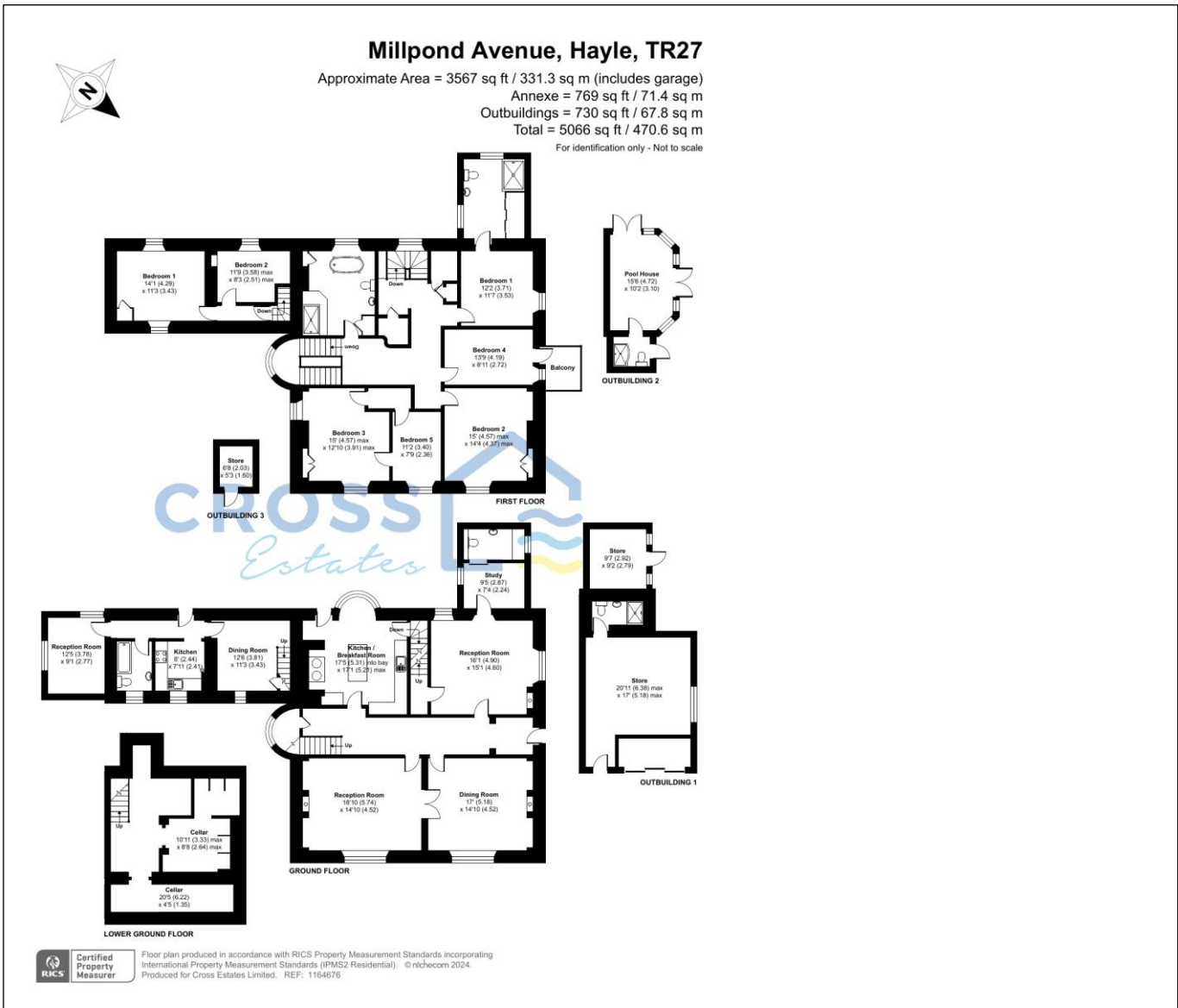
Main House - D Cottage - E

COUNCIL TAX

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