



Treglisson
11 Wheal Alfred Road | Hayle | Cornwall | TR27 5JT

A distinguished Grade II listed country residence with approximately 2.5 acres, exceptional leisure facilities and an outstanding lifestyle opportunity.

Opening lines

Occupying a peaceful rural setting on the fringes of Hayle, Treglisson is an exceptional Grade II listed detached residence, believed to have originally served as a Mine Captain's house. Set within approximately 2.5 acres of beautifully maintained grounds, this remarkable home combines elegant period living with an enviable lifestyle offering, presenting a rare opportunity to acquire a substantial country residence in one of West Cornwall's most desirable locations.

Steeped in history and rich in architectural character, the property offers beautifully proportioned accommodation extending across four levels, complemented by exceptional gardens, leisure facilities and established holiday accommodation. Whether enjoyed purely as an impressive family home or as a residence offering additional lifestyle flexibility, Treglisson presents an opportunity seldom found on today's market.

The Property

Approached through mature grounds, the house immediately showcases the timeless elegance and craftsmanship synonymous with its historic origins. Arranged across three principal floors, together with a substantial basement, the accommodation extends to over 3,500 sq ft and offers an abundance of beautifully proportioned living space, retaining a wealth of original features throughout.

The welcoming entrance hall is centred around the original staircase, setting the tone for the character that continues throughout the home. The principal reception rooms provide an elegant yet comfortable environment for both everyday family life and entertaining. The dining room is particularly impressive, centred around a magnificent inglenook fireplace that serves as a striking reminder of the property's heritage, whilst the spacious sitting room provides a wonderfully relaxing space filled with natural light. A further reception room, currently utilised as a study but equally suited as a seventh bedroom, offers excellent flexibility for home working, guest accommodation or multi-generational living.

The kitchen forms the practical heart of the home, complemented by an adjoining conservatory overlooking the gardens, creating an inviting space for informal dining or simply enjoying the surrounding greenery throughout the seasons.

The extensive basement provides exceptional versatility and is currently arranged as useful storage together with a shop serving campsite guests, further enhancing the property's adaptability.

The original staircase rises to the first floor, where four generous double bedrooms continue the home's sense of space and character. Three bedrooms benefit from en suite facilities, while each enjoys attractive proportions and an abundance of natural light, creating peaceful and comfortable accommodation for family and guests alike.

The second floor offers two further substantial double bedrooms with exposed timber beams and Velux windows framing attractive countryside views, together with a well-appointed family bathroom. These upper-floor rooms provide superb flexibility and could equally serve as guest accommodation, hobby rooms or inspiring work-from-home spaces. Throughout the home, period charm and original features combine effortlessly with modern practicality, creating a residence that feels both timeless and exceptionally adaptable.









The grounds

The gardens are a defining feature of Treglisson, offering a series of beautifully designed outdoor spaces that perfectly complement the character of the house. A charming walled garden opens onto generous areas of lawn and patio, surrounded by mature planting and thoughtfully landscaped beds that provide colour and interest throughout the seasons. Hidden away within the grounds is a wonderfully private garden sanctuary complete with a hot tub, creating the perfect place to relax and unwind. There are also a number of outbuildings situated on the campsite grounds.

Further enhancing the lifestyle appeal is an indoor swimming pool with adjoining changing facilities and storage room, allowing year-round enjoyment regardless of the weather. Beyond the formal gardens, the wider grounds extend to approximately 2.5 acres and are exceptionally well maintained, with beautiful Cornish hedging enclosing the grounds, creating a wonderful sense of privacy while embracing the surrounding countryside.

Lifestyle opportunity

Beyond the exceptional qualities of the residence itself, Treglisson offers a rare opportunity to embrace a lifestyle that combines country living with the potential for supplementary income.

Within the grounds, the current owners have established a well-regarded campsite comprising 26 touring and camping pitches, all positioned to enjoy the peaceful rural setting and attractive countryside views. Supporting facilities include modern shower and toilet amenities, while the grounds have been thoughtfully maintained to provide an inviting environment for visitors. Accompanying the campsite, are three luxury glamping pods perfectly positioned in a peaceful, wooded location on the grounds, complete with kitchenette and shower rooms.

The flexibility afforded by the property allows prospective purchasers to continue operating the accommodation in its current form, adapt the use to suit their own lifestyle aspirations, or simply enjoy the extensive grounds as a remarkable private family home, subject to any necessary consents. Gross income figures are available upon request.

Location

Occupying a delightful rural setting just outside Hayle, Treglisson enjoys the perfect balance of countryside tranquillity and excellent accessibility. Hayle has become one of Cornwall's most sought-after coastal destinations, renowned for its three miles of golden sandy beaches stretching along St Ives Bay, excellent surfing conditions and spectacular natural scenery. The town offers an excellent selection of independent shops, cafés, restaurants, supermarkets and everyday amenities, while nearby St Ives, Penzance and the surrounding coastline provide an abundance of leisure and cultural attractions.

For those travelling further afield, the A30 offers convenient access across Cornwall and beyond, while nearby Hayle and St Erth railway stations provide mainline services to London Paddington.

Cornwall

Cornwall, on England's southwestern coast, is a region of breathtaking natural beauty, famed for its dramatic cliffs, golden beaches, and turquoise waters. Its coastline stretches for over 400 miles, offering everything from world-class surfing at Fistral Beach in Newquay to peaceful, picturesque coves like Kynance and Porthcurno. Beyond the beaches, Cornwall is rich in heritage and charm, with historic fishing villages such as St Ives and Padstow, the iconic St Michael's Mount, and attractions like the Eden Project. Despite its coastal seclusion, Cornwall is well connected via the A30 trunk road, regular mainline train services to London, and flights from Newquay Airport, making it both a sought-after destination and a practical place to call home.

Services

Main House - Oil fired central heating, private drainage (septic tank), mains water and electricity.
Holiday Accommodation - LPG supply serving the campsite, electric heating and private water treatment plant to the luxury pods.
Freehold tenure. EPC E42. Council tax band G.

What 3 words

petted.powering.drumbeat

General information

To view the "Key facts for buyers" report/material information, please see the link titled "Material information".

Important information

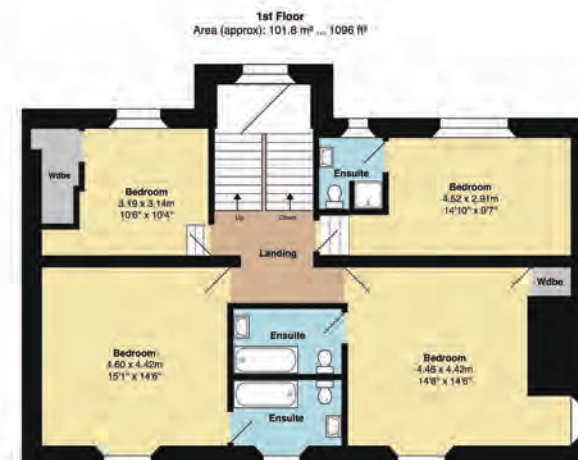
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Viewing strictly by appointment with Fine & Country Mid-West Cornwall.





Tregliss
Total Area: 332.6 m² ... 3581 ft² (excluding void, eaves storage)



Dimensions are Approximate. Not to Scale. For Information Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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