

**Tucked Away on Foundry Hill, Hayle, TR27**  
**Guide Price £475,000**

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**EXCLUSIVE**



# Welcome to Your New Home - 36 Foundry Hill, Hayle, TR27 4HW

**Guide Price £475,000**

This is the home you've been dreaming of. Tucked away in a wonderfully sheltered and peaceful position at the end of Foundry Hill, this exceptionally versatile three-bedroom home offers the perfect blend of convenience and serenity. Here you truly get the best of both worlds. It's just a short stroll from the shops, cafes, and services of Hayle town centre, yet you'll enjoy a true sense of seclusion with footpath access, right outside your back door, leading to countryside and the beautiful Hayle Estuary. The home is light, spacious and has a layout which is very flexible. Outside, the property boasts off-street parking for multiple vehicles plus a series of charming garden areas — ideal for soaking up the summer sun with a glass of wine or simply unwinding. Adding to the appeal is a workshop and a fabulous summerhouse. Viewing highly recommended.







### The Property

As you approach, the property makes an excellent first impression. Tucked peacefully at the end of Foundry Hill on a quiet no-through road, the house sits proudly with easy off-street parking and is framed by mature plants and shrubs. Enter via the front porch, and you'll appreciate the practical space for coats and shoes — the kind of thoughtful detail that makes daily life easier. Next, you're greeted by a bright and spacious hallway that flows naturally into the remaining accommodation.

The heart of the home is the bright and welcoming kitchen/ diner, flooded with natural light from the French doors. At its centre sits a generous island, perfect for morning coffee, casual meals, or socialising with family and friends. The space features a practical and charming layout with ample cream cabinetry, wooden work surfaces, and a Smeg range cooker, making it ideal for both everyday cooking and entertaining. With plenty of storage and a lovely outlook over the courtyard, this is a space that truly feels warm, practical, and full of character. The dining area opens seamlessly into an additional reception space, bathed in natural light from French doors and Velux roof windows set into the soaring vaulted ceiling. With its generous proportions and peaceful atmosphere, this is the perfect spot to curl up with a good book and a cup of tea or simply relax. Also on the ground floor is a well-proportioned bedroom, ideal for guests or relatives who prefer not to use stairs. Completing the downstairs accommodation is a large family bathroom and a practical utility room.

Upstairs, the standout feature is the impressive triple-aspect living room, flooded with natural light from windows on three sides. This bright and spacious room offers a wonderful sense of openness and makes an ideal spot for relaxing or entertaining. Completing the first floor are two further bedrooms and a modern shower room.

### The Outside

The grounds offer excellent versatility and charm. To the front, there is ample off-street parking



together with a substantial workshop, providing valuable flexible space. To the rear, a delightful Mediterranean-style courtyard garden creates a private sun-filled sanctuary, with a gate opening directly onto a footpath leading into the surrounding countryside. Further along Foundry Hill lies the main garden — a glorious sun-trap featuring mature planting, a summerhouse, and greenhouse, offering a peaceful and productive outdoor retreat.

### Hayle Location Guide

Nestled on the north coast of Cornwall, Hayle is a charming and increasingly sought-after coastal town where the iconic Hayle Estuary meets rolling countryside. This Area of Outstanding Natural Beauty offers residents an enviable lifestyle, with dramatic estuary views, expansive sandy beaches, and direct footpath access to unspoilt rural landscapes. Just a short drive or scenic train journey away lies the world-renowned artistic haven of St Ives, while excellent road links via the A30 provide effortless connections to Truro, Falmouth, and beyond. With its well-regarded local services, boutique shops, cafes, and amenities all within easy reach, Hayle perfectly balances peaceful coastal living with everyday convenience.

### Useful Information

Local Authority: Cornwall Council

Council Tax Band: D

EPC Rating: C71

Parking: Yes driveway

Construction: believed to be block

Mobile Signal: Three good outdoor and in home. EE, 02, and Vodafone good outdoors (according to ofcom)

Broadband: Ultrafast broadband with download speeds of upto 1800 Mbps may be available at this address (according to ofcom)

Mains electricity, water, drainage, and gas

Conservation area? Yes

Listed? No





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| Energy Efficiency Rating                    |           |           |  |
|---------------------------------------------|-----------|-----------|--|
|                                             | Current   | Potential |  |
| Very energy efficient - lower running costs |           |           |  |
| (92 plus) <b>A</b>                          |           | <b>83</b> |  |
| (81-91) <b>B</b>                            |           |           |  |
| (69-80) <b>C</b>                            | <b>71</b> |           |  |
| (55-68) <b>D</b>                            |           |           |  |
| (39-54) <b>E</b>                            |           |           |  |
| (21-38) <b>F</b>                            |           |           |  |
| (1-20) <b>G</b>                             |           |           |  |
| Not energy efficient - higher running costs |           |           |  |
| England & Wales                             |           |           |  |
| EU Directive 2002/91/EC                     |           |           |  |

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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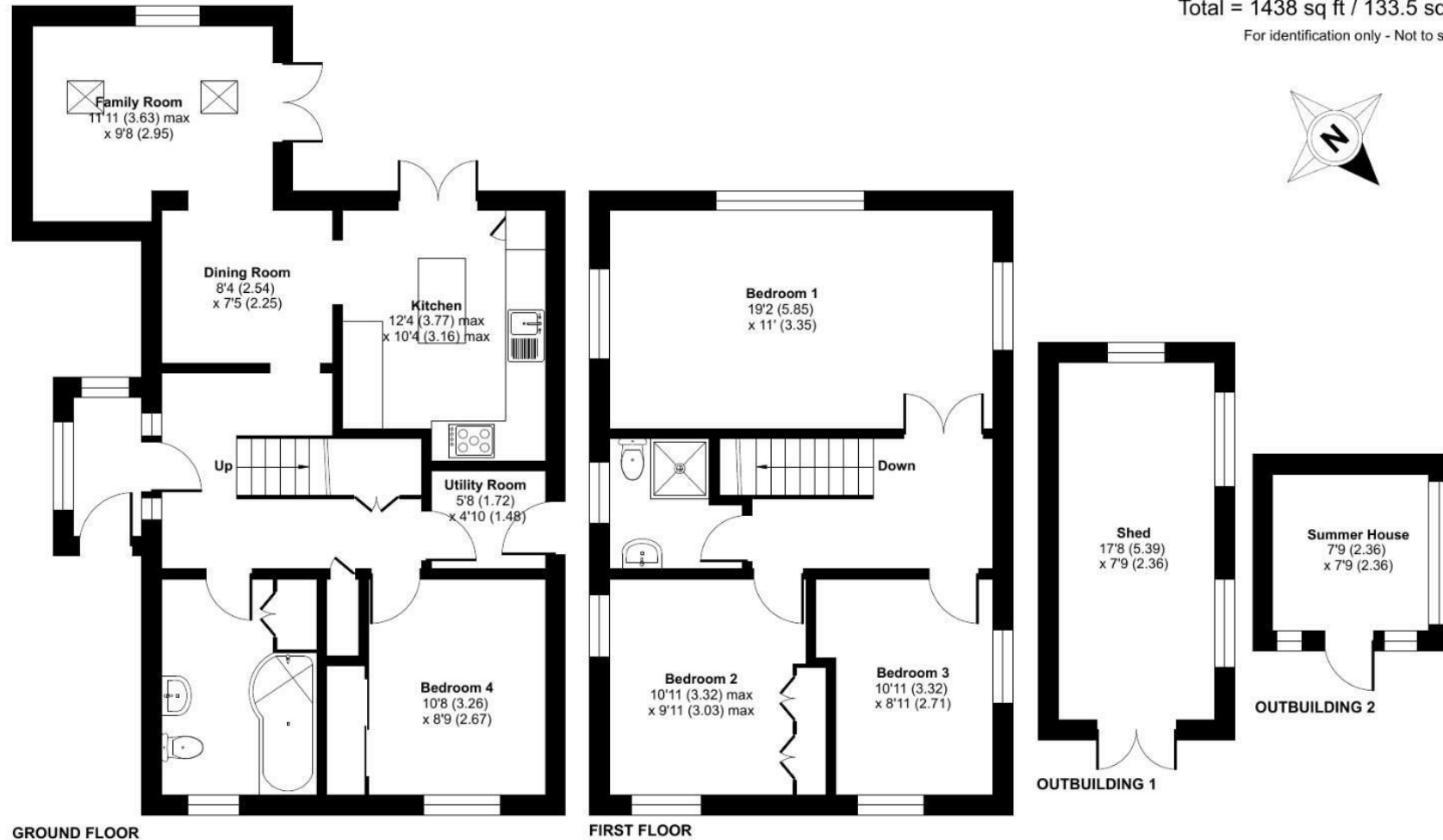
# Foundry Hill, Hayle, TR27

Approximate Area = 1241 sq ft / 115.2 sq m

Outbuilding = 197 sq ft / 18.3 sq m

Total = 1438 sq ft / 133.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Hunters. REF: 1484765

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01736 800919 | Website: [www.hunters.com](http://www.hunters.com)

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