



The Orchard & The Stables







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Angarrack, Hayle, Cornwall, TR27 5JD

A30 1 Mile, Newquay Airport 33 Miles, London Mainline Stn 2.5Miles.

Spacious character home featuring a versatile layout and a detached, self-contained annexe, all set within beautifully landscaped private gardens. Located in the highly sought-after village of Angarrack, this charming property offers a perfect blend of traditional charm and modern living, surrounded by tranquil and well-maintained grounds that ensure privacy and peace.

- 3 Bedroom Main House
- Village Location
- Garage
- Flexible Accommodation
- Freehold
- 1 Bedroom Bungalow
- Gardens
- Workshop
- Character Property
- Council Tax Band D

Guide Price £945,000

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SITUATION

The Orchard is an attractive and generously proportioned character residence, perfectly positioned in the heart of the highly sought-after village of Angarrack — famed for its spectacular Christmas lights and the historic Brunel-designed railway viaduct. The village itself offers a warm community atmosphere, with a thriving local pub at its centre, as well as access to scenic footpaths and nature trails that wind through the surrounding countryside.

Just moments away lies the vibrant town of Hayle, a popular coastal destination that has recently benefited from significant investment and regeneration. This bustling hub offers a wealth of amenities, from welcoming cafés and artisan shops to restaurants, banks, and everyday conveniences. Its historic harbour and the internationally renowned bird sanctuary add to its appeal, while the Hayle Estuary continues to attract birdwatchers from across the country. Most notably, Hayle is home to three glorious miles of golden sands, offering an unspoilt haven for beach lovers, water sports enthusiasts, and families alike.

Within easy reach is the picturesque harbour town of St Ives, a world-famous haven for artists and visitors, celebrated for its thriving art scene, winding cobbled streets, and stunning collection of golden beaches lapped by crystal-clear waters.

THE PROPERTY

Once a traditional detached farmhouse, this property has been sympathetically extended over time to create a substantial and highly versatile residence. Retaining all the warmth and character of its original heritage, it now offers a flexible layout that can comfortably accommodate multi-generational living, a large family, or provide income potential (subject to the relevant consents) through separate accommodation.

At the heart of the home lies the farmhouse, with its charming period features, complemented by spacious and thoughtfully designed extensions. The main house includes two generous reception rooms — one being a welcoming sitting room centred around a brick inglenook fireplace, and the other a versatile living space ideal for entertaining or relaxing. A light-filled conservatory/sunroom takes in views over the landscaped gardens, while the well-equipped open-plan kitchen/breakfast room forms a natural hub for daily life. A utility room adds valuable practicality and storage.

Upstairs, there are three comfortable bedrooms, including a most impressive master suite with its own en suite bathroom and direct access to a walk-in wardrobe, which could easily be adapted into a fourth bedroom if required. A family bathroom serves the remaining bedrooms.





OUTSIDE

Approached via a charming bridge over the river, the property is entered through double gates into extensive, beautifully landscaped walled gardens. These grounds offer a wonderful blend of formality and natural beauty, with sweeping lawns, a large wildlife pond with a natural rock waterfall, and secluded seating areas perfect for relaxation or entertaining.

The gardens are fully enclosed by high stone walls, ensuring exceptional privacy. A gravel pathway winds through the grounds, leading past a climber-covered pergola, a productive vegetable patch with polytunnels, and a red brick and granite potting shed. Additional outbuildings include a double garage with an attached workshop (with potential for further development, subject to approvals), a wooden shed, a bird cage, and a separate lavatory.

Generous patio areas provide ideal spaces for outdoor dining while enjoying views across the garden's many features. This property offers not only a stunning home but also a private sanctuary, rich in character and outdoor appeal—a rare opportunity in such a picturesque village setting.

THE STABLES

Set within the grounds is The Stables, a fully self-contained, detached one-bedroom annexe. It features an open-plan kitchen and living area, a separate shower room, and its own private outdoor space, offering guests, extended family, or tenants both comfort and independence. Discreetly positioned away from the main house, The Stables provides peace and privacy while remaining part of the overall property.

This additional dwelling, combined with the substantial footprint and generous gardens of the main house, significantly enhances the flexibility and multi-generational potential of the home, making it ideal for large families, visiting relatives, or as a source of rental income (subject to the relevant consents).

SERVICES

Mains Water, Drainage and electricity.
Ultrafast Broadband Available - Ofcom

VIEWINGS

Strictly and only by prior appointment with Stags West Cornwall on 01736 223222

DIRECTIONS

From the A30 at Loggans Moor (Hayle), take the turn signed Marsh Lane and Angarrack. At the mini roundabout, continue straight towards Angarrack. Upon entering the village, cross the road and proceed along Riverside. The Orchard will be clearly visible on your left-hand side.

Approximate Gross Internal Area = 367.7 sq m / 3959 sq ft
(Including Garage / Annexe)
Outbuildings = 38.3 sq m / 413 sq ft
Total = 406.1 sq m / 4372 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228527)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



