



# COPPER HILLS

HIGH LANES. HAYLE



Godrevy Sands, 10 mins by  
car from Copper Hills, Hayle

“Why am I so romantic  
about Cornwall?”

I see children running in  
the garden. The sound  
of the sea at night.

A lifetime built on that,  
permeated by that,  
so much I would never  
explain.”

Virginia Woolf, 1921

Gilbert & Goode,  
building communities  
that thrive.



THE DEVELOPMENT

Immerse yourself in Hayle's newest community with a collection of two, three and four-bedroom homes in this sought-after estuary town.

10



THE CORNISH COAST

With wild moorland, sandy beaches and attractive villages, the Cornish coast has long been the destination of choice for holidaymakers and those seeking a lifestyle unlike any other.

16

Homes designed to complement  
their location and bring a contemporary  
style that adds to the local flavour.



A LOCAL FLAVOUR

Whether you're after a night in with a takeaway or evening out with friends, Hayle's many restaurants and watering holes will leave you spoilt for choice.

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CONNECTIONS

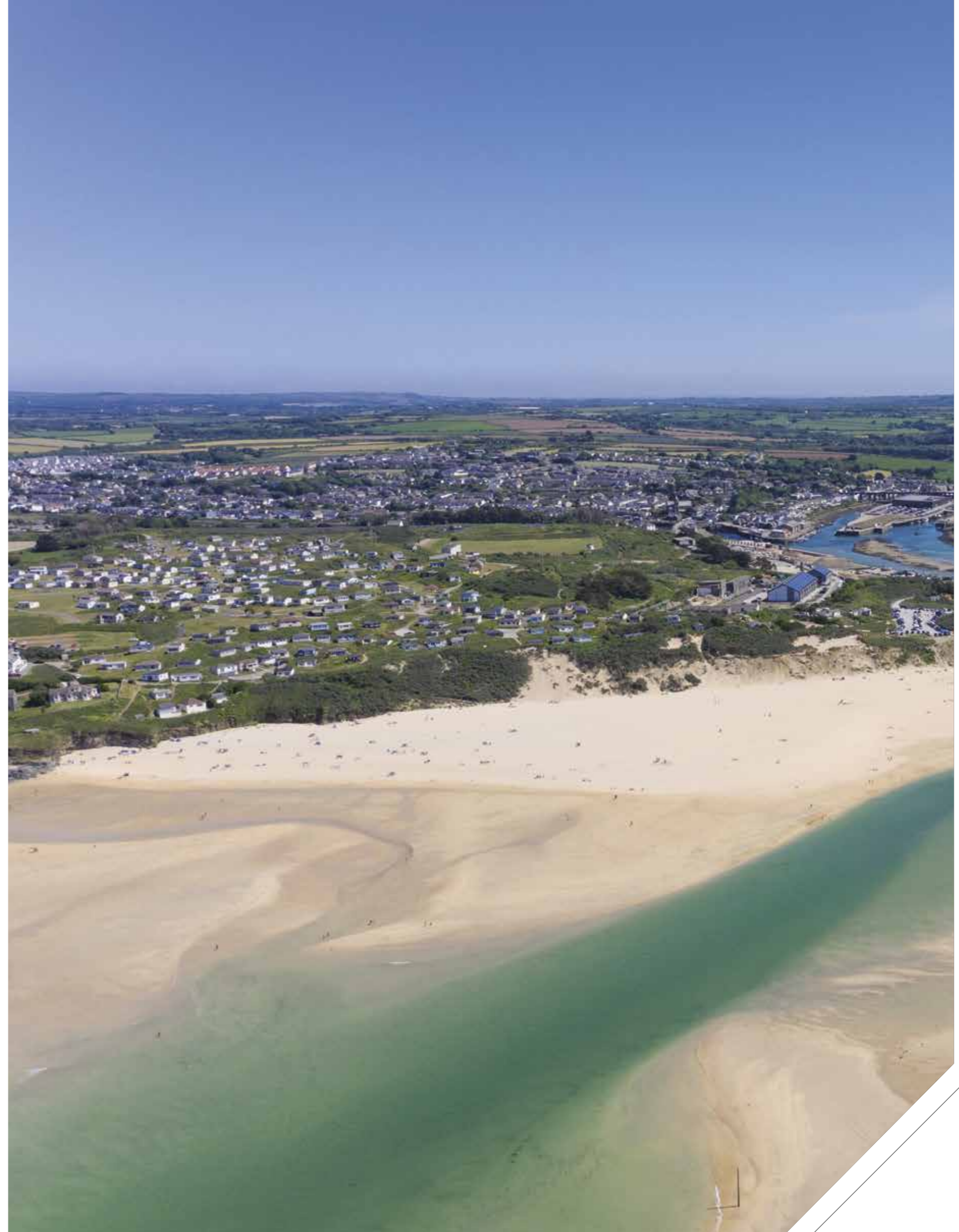
Wherever you need to go, whatever you feel like doing, it's easy to get around with superb rail, bus and road links.

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# Gilbert & Goode, building communities that thrive

With a reputation for creating inspiring homes across Devon and Cornwall, we have grown from humble beginnings in 1972 to become a leading developer of quality new homes in the South West. We put you, the customer, at the heart of everything we do and are committed to delivering homes that you will enjoy living in for years to come.

Gilbert & Goode is part of the Ocean Housing Group, a registered housing provider based in mid Cornwall. We aim to make a lasting contribution to communities in the South West region with profits from the sale of our new homes reinvested to support the social enterprise of our sister company in the Group, Ocean Housing Limited, which delivers affordable homes within Cornwall.





# AT HOME IN STYLE

THE DEVELOPMENT



A kitchen is  
the place to  
come together

The kitchen is the epicentre of a home. It's a place to enjoy good food with family and friends, it's a children's art studio, and it's a home office. They need to be designed for all the family and every occasion. The kitchen at Copper Hills is no different with living spaces that are multifunctional, durable and above all designed to be a place that you'll want to spend time in.

# Style and quality from room to room, from inside to outside

The moment you step through the front door, you'll see style and quality from room to room. Every home has been designed to maximise the feeling of space and flow between rooms with lots of natural light. From the location of TV points and plug sockets to high quality kitchen cabinetry, every detail has been thought through to offer homes that are spacious, practical and stylish.

CGIs are for illustrative purposes only and should not be relied upon.



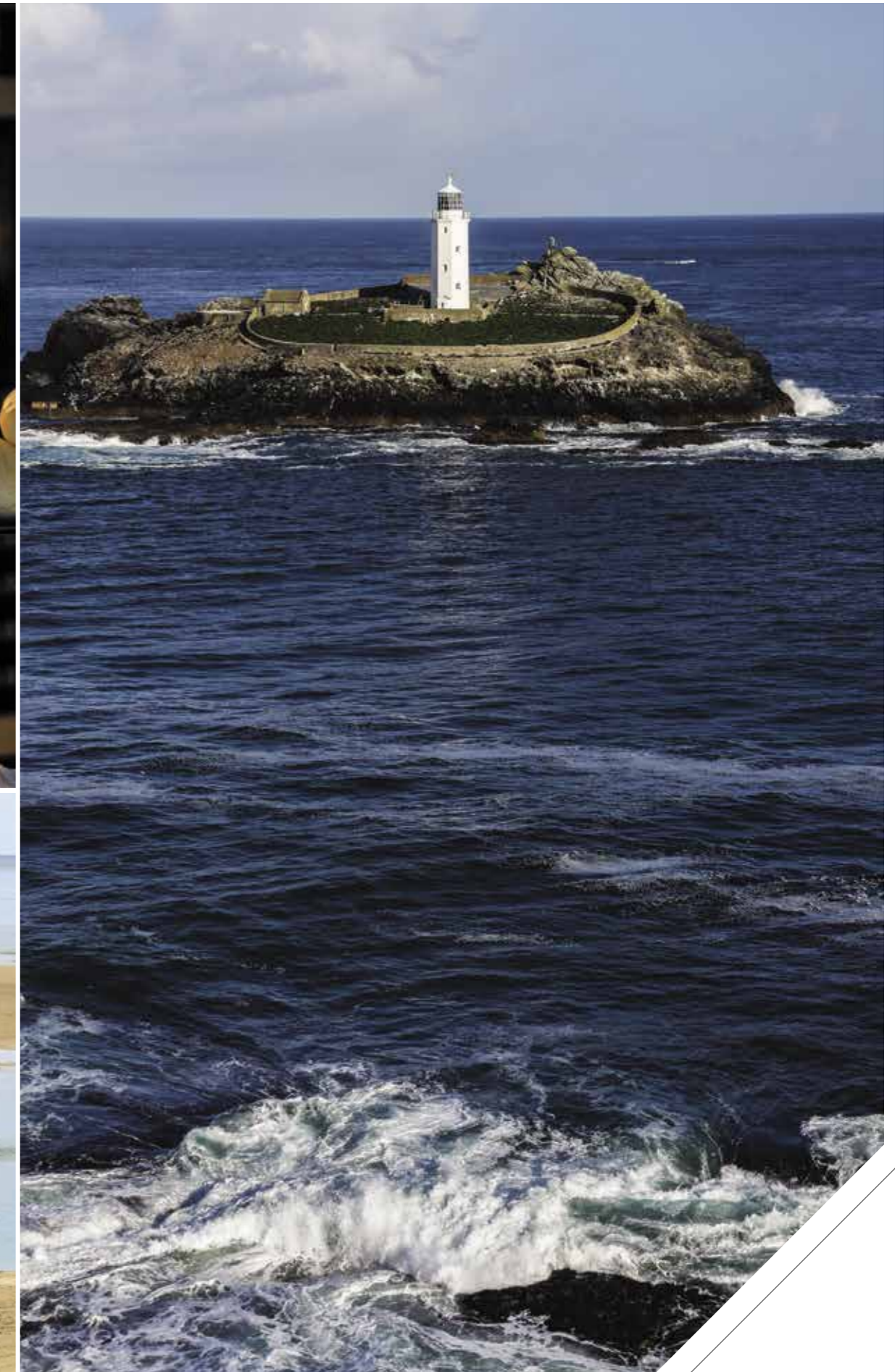
A man in a dark wetsuit is sitting on a surfboard in the ocean. The scene is set at sunset or sunrise, with a dramatic sky filled with large, dark clouds and a warm, golden glow on the horizon. The man is looking towards the right of the frame with a slight smile. The surfboard is dark and sleek, floating on the water's surface.

# COASTAL LIVING

FROM DRAMATIC COASTLINES  
TO NEARBY ATTRACTIONS



# Hayle, from golden sands to beautiful sunsets



Living in Hayle you'll enjoy an eclectic mix of local independent shops and pubs all within reach of golden sandy beaches and spectacular rural landscapes. Whether you're surfing big waves at Gwithian Towans, walking the cliffs of Godrevy to see the seals, eating pasties at Hampsons, quenching your thirst at the Cornish Arms or visiting the subtropical gardens along the King George V Memorial Walk, Hayle offers something for everyone.

# St. Ives

**JUST FIVE MILES FROM HAYLE IS THE EVER-POPULAR ST IVES, A HISTORIC SEASIDE TOWN CHARACTERISED BY COBBLED STREETS AND INTERESTING QUIRKS THAT DRAW CROWDS FROM FAR AND WIDE TO ITS PRISTINE BEACHES AND BUZZING NIGHTLIFE.**

From quiet little pubs and cafés to buzzing bars with sun-filled terraces overlooking the harbour – and a rich art heritage celebrated by a choice of galleries from the small to the world-renowned Tate Gallery, St Ives is able to cater for any mood you find yourself in.

With its fine golden sands and beautiful topaz blue waters,

Porthmeor beach is one of the most popular destinations in Cornwall for surfers with year-round waves, but the white sands and turquoise waters of Porthminster beach is the top pick for holidaymakers. Porthminster hosts St Ives' Food & Drink Festival in mid-September when you can enjoy three days of delicious food, pop-up art galleries and live music.



# Truro

**20 MILES EAST OF HAYLE AND LESS THAN HALF AN HOUR DRIVE IS CORNWALL'S CAPITAL CITY TRURO. IT IS WELL WORTH SPENDING THE DAY AT THIS VIBRANT CORNISH CITY WITH PLENTY TO DO AND SEE.**

With over 120 restaurants and eateries to choose from, enjoy great food such as tasty Iranian salads and fresh juices from Sabzi Deli, run by Masterchef finalist Kate Atlee. Quench your thirst at Skinner's Brewery, brewers of the finest, hoppiest beers from Cornwall, or head to the award-winning On The Rocks for cocktails made from fresh produce.

Shop till you drop with a mix of your favourite brands, independent boutiques, artisan shops and one-off market stalls. Sample Cornish history at the Royal Cornwall Museum or cycle down cobbled streets to explore the city's stunning regency architecture and striking gothic cathedral. Art lovers can visit the many galleries in Truro including Lemon Street Gallery – one of the country's leading contemporary galleries.



A stack of three golden-brown pancakes sits on a dark, textured slate plate. The top pancake is dusted with powdered sugar and topped with a mix of fresh raspberries, blueberries, and blackberries. More berries are scattered around the stack on the plate. In the bottom right corner, a teal-colored woven hat with a black chin strap is partially visible. The background is a dark, textured surface.

# A LOCAL FLAVOUR

FROM DINING TO MEETING  
THE LOCALS TO SHOPPING



Hayle has a real sense of neighbourhood – a place where neighbours have become friends.

Hayle's rise to prominence came during the nineteenth-century industrial revolution when steam engine manufacturer Harvey & Co. and iron foundry The Cornish Copper Company established steam engine and copper mining industries in the town. Its working roots remain to this day with a strong local community centred around Hayle's harbour, fishing industry and tourism. Unlike many towns on the Cornish coast, most of Hayle's 9,000 strong community live there year-round and there's a true sense of belonging with familiar faces and warm embraces.

The town's many sporting clubs, pubs, local shops, religious and community groups serve as hubs for people to come together, strengthening neighbourhood ties and creating an atmosphere where it feels as though everyone knows your name. All generations will feel at home in a town that offers so much.



# The local watering holes

**WHETHER YOU'RE AFTER REAL CORNISH ALES, FRIDAY COCKTAILS, GREAT FOOD OR TAPPING YOUR FEET TO LIVE MUSIC, THERE'S A WATERING HOLE IN HAYLE THAT WILL SATISFY YOUR THIRST.**

## **THE OLD QUAY HOUSE**

Traditional Cornish inn situated at the head of the Hayle tidal estuary. With stunning waterside views, it's the perfect spot for lunch, a delicious homemade evening meal or drinks with friends.

[www.quayhousehayle.co.uk](http://www.quayhousehayle.co.uk)

## **BIRD IN HAND**

This family pub next to Paradise Park is perfect for a pint of real ale, family lunch or evening out with a game of snooker.

[www.birdinhandhayle.co.uk](http://www.birdinhandhayle.co.uk)

## **SALT KITCHEN/ BAR**

Quirky, relaxed venue to chill out on a sofa and watch the world go by with a cold beer and tasty food platter.

[www.salt-hayle.co.uk](http://www.salt-hayle.co.uk)

## **CORNISH ARMS**

The pub's owners Bernadette and John have brought some of their fun food ideas with them from Canada and release a new cocktail every Friday night.

[www.cornisharmshayle.co.uk](http://www.cornisharmshayle.co.uk)

## **THE BUCKET OF BLOOD**

Quality beer, wine, cocktails and food in a unique character pub a short walk from Gwithian Beach and Hayle Towns.

[www.bucket-of-blood.co.uk](http://www.bucket-of-blood.co.uk)

## **THE WATERMILL**

This 18th century pub nestling on the Old Coach Road in Lelant is the ideal summer watering hole with stunning gardens that overlook open countryside.

[www.watermillincornwall.co.uk](http://www.watermillincornwall.co.uk)

# A local outlook



## HAMPSONS OF HAYLE

Dave, owner

I was born in Hayle and have been here all my life. It's always been a good community with great history. You have an enviable coastline, and the town is busy right through the year. My favourite thing to do when I'm not working is to go for a walk down the beach.

### Visiting us

We do all your traditional pasties and pies but it's a family business that's been around since 1966. We like to offer a personal service and we're open to special requests. If someone wanted a huge pasty to feed 20 people, we'd give it a go. We'd also try out different recipes as long as it was financially viable. We used to be a butchers too and still butcher our own meat. Steak pies are our most popular and minted lamb is getting quite popular too.

[www.hampsonsofhayle.co.uk](http://www.hampsonsofhayle.co.uk)



## BIRDIES BISTRO

Dom, owner

Hayle is such a great place for families. You have great schools, some of the best golden sand beaches and great local produce, which is ideal when you own a bistro. The views across the Hayle Estuary are stunning too. It's a nature reserve and home to lots of different species of wetland birds. And the view is always changing depending on whether the tide is in or out.

### Visiting us

Birdies is a bit of a hidden gem located right next to the nature reserve. Locals come here to watch the birds and that's why we're called Birdies. We serve classic English dishes but with an imaginative difference. I recommend trying our bubble and squeak topped with bacon, poached eggs and hollandaise. It's one of our signature dishes.

[www.birdiesbistro.co.uk](http://www.birdiesbistro.co.uk)



## CORNISH ARMS

**Bernadette, owner**

Hayle has glorious beaches that aren't commercialised so you can really walk with your thoughts. Hayle is about beach walking and surfing, it's much more relaxed than other parts of the Cornish coast. The community is like an invisible support system. People know each other and look out for each other no matter where you are from.

### Visiting us

We're known for our food and large beer garden. Our bartender Max is renowned for his incredible cocktails, and you can always see him creating magic behind the bar. We have more than 40 gins. Our menu is produce-led and changes all the time, but our Cornwall chowder is very popular with mussels, squid and all sorts of seafood. Or there's our signature Harry Trotter beef burger with layers of pulled pork, bacon and a base of fig jam.

[www.cornisharmshayle.co.uk](http://www.cornisharmshayle.co.uk)



## SALT BAR AND KITCHEN

**Toby, owner**

There's such a strong local community and you have good sporting clubs - rugby, football, rowing and surfing. The town has everything you need from local shops around the Foundry end to the retail centre at the Copper House end. Then you've got three miles of golden sands, the national trust nature conservation areas and St Ives round the corner.

### Visiting us

Come try our Christmas martini. It's a coffee-based martini with hazelnuts and butterscotch schnapps. Another good one is the Cornish Garden. Gin with elderflower, lemon and Sea Buck tonic made from sea buckthorn in St Ives. If you're coming for lunch, the Bookmaker steak melt is a bit of a flagship for us. It comes on a garlic ciabatta base with melted blue cheese and red onion marmalade. Or if you're not a meat eater, I recommend our fish tacos using local hake.

[www.salt-hayle.co.uk](http://www.salt-hayle.co.uk)

# The Cornish look

THERE ARE SOME BRILLIANT SHOPPING DESTINATIONS IN CORNWALL, NONE MORE SO THAN AT THE CATHEDRAL CITY OF TRURO, JUST HALF AN HOUR AWAY. HERE YOU WILL FIND YOUR USUAL HIGH STREET CHAINS INCLUDING BOOTS, M&S AND NEXT AS WELL AS SOME UNIQUE INDEPENDENT BOUTIQUES NESTLED IN THE SIDE STREETS.



## SANDS BOUTIQUE, HAYLE

Sands offers women's clothing and accessories from ethical brands and Cornish designers that are both original and unique.

[www.sands-boutique.co.uk](http://www.sands-boutique.co.uk)

## DUNES BOUTIQUE, HAYLE

Located in Copperhouse, Dunes specialise in offering something different with women's clothing that is colourful and exciting.

[www.duneboutique.com](http://www.duneboutique.com)

## TREAVILS, TRURO

Founded in 1919 by Royston John Trevail, the business is a Cornwall institution and known throughout the county and further afield for quality and service.

[www.trevails.co.uk](http://www.trevails.co.uk)

## LYNDY LOUS, TRURO

Located on Duke Street, Lyndy Lous offer quirky, casual ladieswear from independent designers.

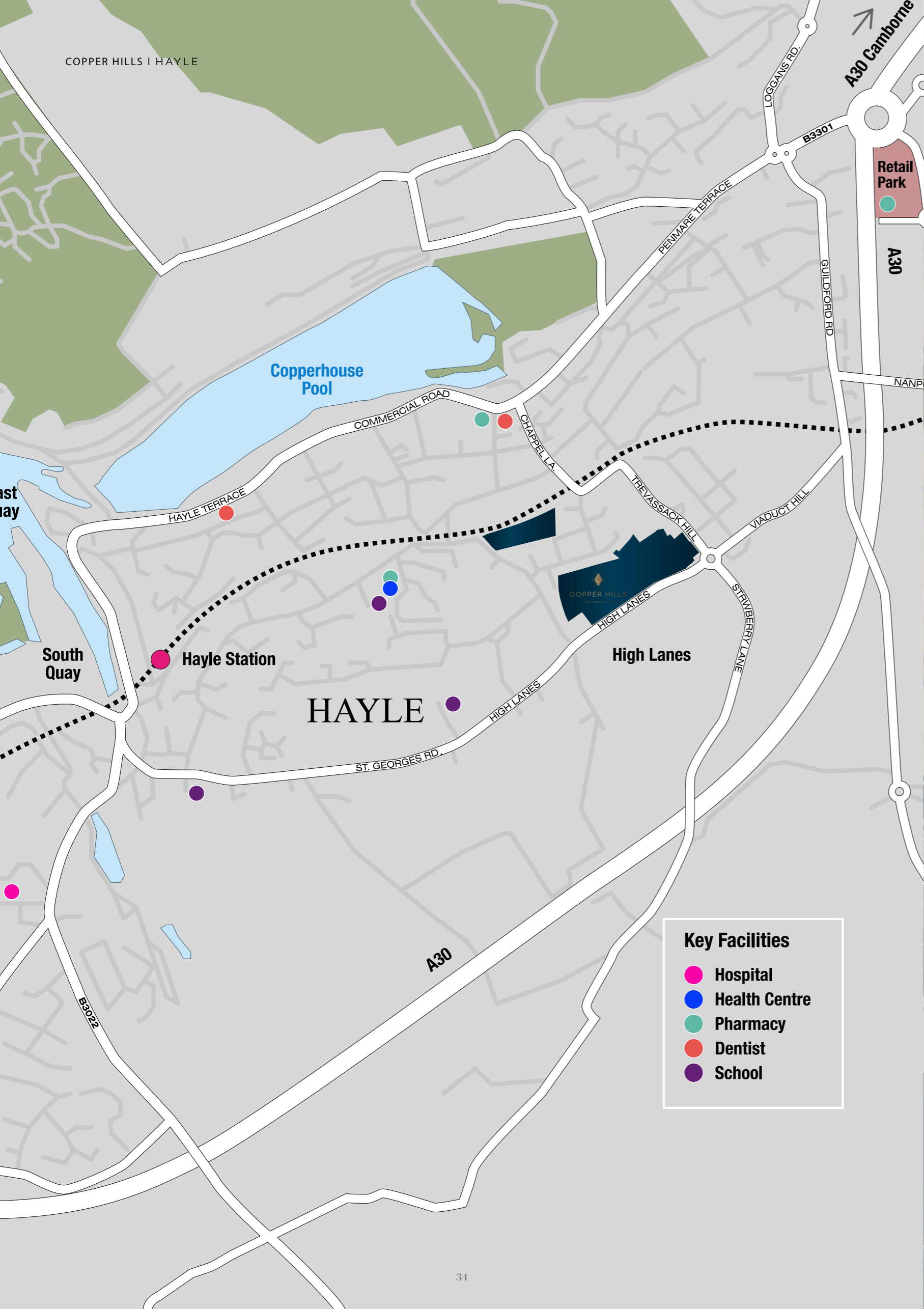
[www.lyndy-lous.com](http://www.lyndy-lous.com)





# OUT AND ABOUT

BY PLANE, TRAIN  
AND AUTOMOBILE



**Key Facilities**

- Hospital
- Health Centre
- Pharmacy
- Dentist
- School

**HOW TO FIND US:**  
 SAT NAV POSTCODE TR27 5HR

# Stay Connected

**HAYLE IS LOCATED ALONG THE NORTH COAST OF WEST CORNWALL AND IS WELL-CONNECTED IN THE REGION. WHEREVER YOU WANT TO GO, GETTING AROUND CORNWALL FROM HAYLE IS EASY WITH SUPERB BUS, RAIL AND ROAD LINKS.**

- Hayle to London Paddington 4 hrs 50 mins
- Hayle to Bristol Temple Meads 3 hrs 53 mins
- Hayle to Newquay Airport 42 mins
- Hayle to Truro 26 mins
- Hayle to St Ives 12 mins

Whether you're setting off from Hayle railway station or going by road, Penzance (13 mins) and Falmouth (32 mins) are all within easy reach. For some of the county's most beautiful woodland, Tehidy Woods is a 16-minute drive. Or hop onto the St Erth to St Ives train for a scenic journey along the coast.

*Journey times taken from Google Maps and National Rail information.*





**Gilbert & Goode**

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**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

