



Heather & Lay  
*The best property experts*



## Chestnut Cottage, Port Navas, Constantine, TR11 5RJ

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Chestnut Cottage is a very attractive granite and half slated Grade II listed house with solar energy, off road parking, garaging and a pretty garden.

Situated in Port Navas, an unspoilt village on Helford River. Envidable location, close to amenities in Mawnan Smith and Constantine. Easy access to Falmouth and Truro.



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CONSTANTINE VILLAGE	1 MILE
FALMOUTH TOWN & SEAFRONT	7 MILES
MAWNAN SMITH	2.5 MILES
TRURO	13 MILES
NEWQUAY AIRPORT	32 MILES

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- Detached cottage
- Immaculately presented
- Lots of charm & character
- 3/4 Bedrooms
- Sitting room with inglenook style fireplace
- 3 Bath/shower rooms; utility room
- Off-road parking for at least 3 vehicles
- Double garage & outbuildings
- Pretty gardens
- Solar panels & battery storage



# A 'STONES THROW' TO PORT NAVAS CREEK





## THE PROPERTY

The character from this Grade II listed cottage stands out wherever one looks. Once the Village pub (The Jolly Sailor), Post Office, shop, tea rooms and is now a very nice home. The current owners have improved, with no expense spared, what was already a characterful property and the care and attention has resulted in a very special home indeed. Local craftsmen have risen to the challenge, set by the owners, and all rooms are worthy of a mention but the kitchen in particular is a wonderful hub of the home, well designed and a dream for most. There are four bedrooms with one currently being used as a large and luxurious fitted dressing room. Great investment has also been made with the installation of solar panels and battery storage making the home very economical to run. Off-road parking, garaging and outbuildings plus a pretty garden, all just 100 yards from the creek! Internal viewing highly recommended.



## THE LOCATION

Port Navas is a very special place indeed. Together with Gillan Creek, Port Navas is the most seaward of the seven tributaries of the Helford River. This delightfully unspoilt village comprises a handful of stone cottages at the head of the creek, beside its own village hall and yacht club, with pontoon berths and a superb restaurant where booking is essential and competitive. A small number of individual homes, some dating back centuries to the more recent, nestle along the northern and southern shores of the river! Chestnut Cottage is a truly enviable spot in the heart of the village and community in an incredibly absorbing and uplifting position where so many of the village delights are on one's doorstep. Port Navas lies between the popular villages of Mawnan Smith and Constantine, a short drive away, each providing a good range of facilities including local shops, primary school, church and pub. Falmouth's vibrant and thriving harbour town is close at hand with its comprehensive commercial and leisure facilities, whilst the cathedral city of Truro is the administrative centre of Cornwall and offers good private schooling and a mainline rail link to London Paddington. Not only is the Helford River designated an Area of Outstanding Natural Beauty but also a site of Special Scientific Interest and Special Area of Conservation where, uniquely, major environmental groups and organisations including the National Trust come together to protect, monitor and develop the river and its surroundings. The Helford estuary is home to many deep water moorings, Helford River Sailing Club, the thatched Shipwrights pub on the south side of the river and the Ferry Boat Inn sits beside a blissful sandy beach on the north side. This is an area particularly favoured by the sailing fraternity with excellent facilities on the Helford River and within Falmouth Bay. Communications to Cornwall have vastly improved over recent years, with the A30 dual carriageway giving fast access to the M5 motorway at Exeter. Newquay airport provides regular shuttle flights to London Gatwick, Stanstead and many other European destinations.











## **ACCOMMODATION IN DETAIL**

### **(ALL MEASUREMENTS ARE APPROXIMATE)**

From the wide painted wooden front door you enter into a hallway with office and dining room to the right, stairs to the first floor straight ahead and to the left is the .....

### **KITCHEN/BREAKFAST ROOM**

A kitchen to please even the most discerning buyer. Beautiful pastel blue fronted units complimented by white Dekton worksurfaces. Large island work station with cupboards below. Built-in appliances include a full height fridge, full height freezer, dish washer, wine/beer cooler and full height larder cupboard. There is also a wonderful electric range by 'Everhot' in a colour matching the units, sitting in an inglenook style surround with granite lintel. Butler sink under a window to the rear plus window to the front. Stripped pine original floorboards that have been sanded and oiled. Door through to.....

### **INNER HALLWAY**

Stable door to the rear. Under stair cupboard. Opening through to the.....

### **SITTING ROOM**

Another characterful and charming room with granite inglenook style fireplace, beamed ceiling and beautiful renovated floorboards. Windows/doors to two elevations. Door through to second staircase and ground floor bathroom. Door through to.....

### **UTILITY ROOM**

Very well designed and appointed with units supplied by the same company as the kitchen (local Falmouth company, CK Kitchens). High ceiling and with tall units, coat cupboard, base units with grey worktop, sink, space and plumbing for washing machine and tumble dryer. Window to the side and door to the rear.

### **GROUND FLOOR BATHROOM**

White suite comprising, WC, bath with shower over and glass screen to the side, hand wash basin on vanity unit. Chrome ladder style towel radiator. Tiled wet areas.

### **OFFICE**

A good use of a link room between the kitchen and dining room. Window to the front. Granite step into.....

### **DINING ROOM**

Was once the shop/village post office and now a lovely dining space. Large enough for a 10 seater table and with the original shop door, window and shelving.













## FIRST FLOOR

At the top of the stairs there are two separate wings as this was once a village pub and tea rooms which now make way for two sides of sleeping accommodation. To the left a long hallway with loft access hatch and large cupboard housing the modern pressurised hot water tank leads to the.....

## MASTER BEDROOM

Window to the front, fireplace with granite lintel and door through to the.....

## SHOWER ROOM

Designed as a "Jack and Jill" with another door to the hallway. Stylish and beautifully presented like the rest of the property. Large walk-in shower cubicle with glass screen, rainfall head and hand attachment. W/C and hand wash basin in vanity unit. Window to the rear. Chrome ladder style towel radiators.

**BEDROOM TWO** Window to the front.

**SHOWER ROOM** White suite comprising, corner shower cubicle with sliding door, WC and the hand wash basin. Window to the front. Chrome ladder style towel radiator.

**BEDROOM THREE** Window to the side, built-in wardrobes, character ceiling.

**BEDROOM FOUR** Currently used as an amazing dressing room that is fully fitted. Window.













## FRONT GARDEN

To the front there is a hedged garden with slate paving.

## REAR GARDEN

The rear of the property is a cobbled parking area in front of the double garage with parking for 3 vehicles. A gate then leads into the rear garden where a raised deck gives great privacy and affords a nice place to eat alfresco. A further gate leads through to the rear garden which is very pretty and well stocked. To the right are some useful brick built outbuildings currently used for storage. These outbuildings have been re-roofed recently and also house some of the solar panels (along with the garage). The garage also has had the roof tiles replaced and has four more solar panels on it. The garage houses the oil fired boiler and 10kwh electric storage battery.

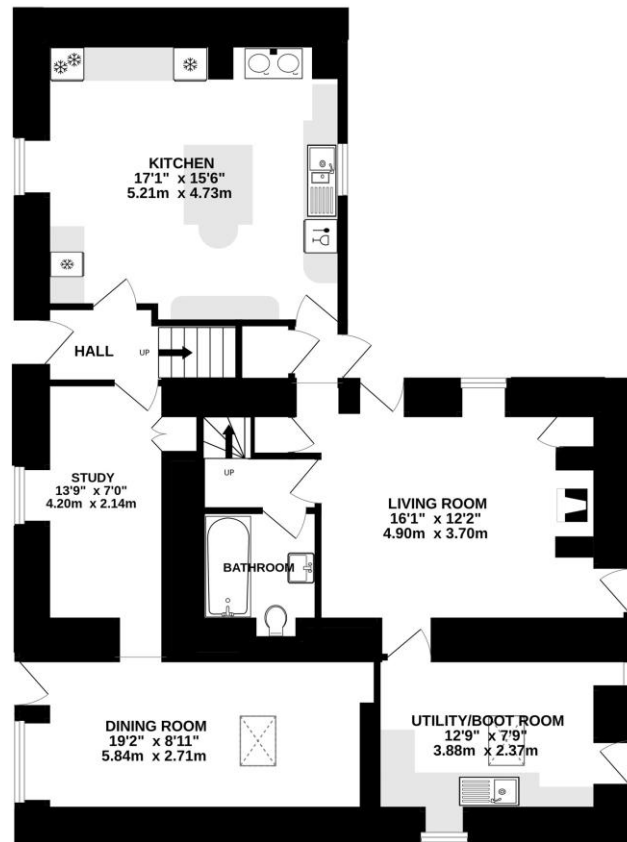




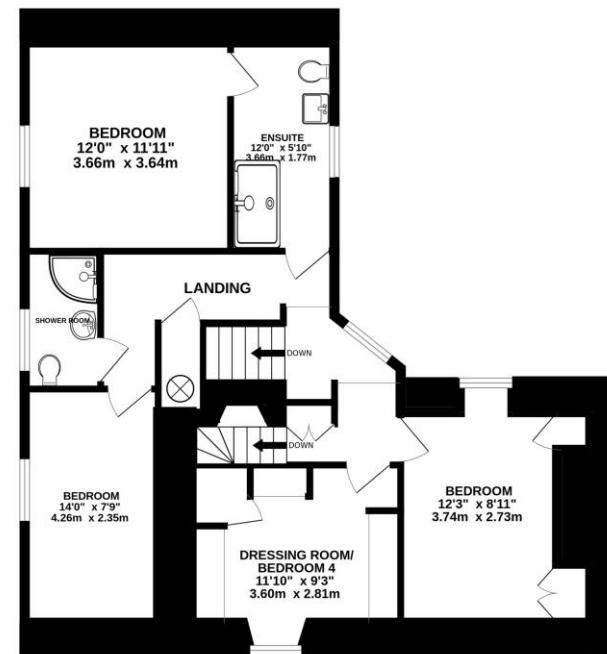




GROUND FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



TOTAL FLOOR AREA : 1792 sq.ft. (166.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### ANTI-MONEY LAUNDERING REGULATIONS – Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

#### PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

**SERVICES:** Mains electricity and water. Solar PV (Photovoltaic) panels. Oil Central Heating. Wood burner/Open fire.

**LOCAL AUTHORITY** Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

**COUNCIL TAX:** F

**EPC:** E





## PORT NAVAS CREEK

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.