

PRIMROSE COTTAGE
CONSTANTINE, NR FALMOUTH

JONATHAN

CUNLIFFE

Primrose Cottage, Brill, Constantine, Falmouth TR11 5RR

A thoughtfully designed and renovated village home blending minimalist design, tactile materials, and a soft, muted palette. Featuring an open-plan layout, exquisite attention to detail and radiating a quiet sophistication.

- 3 double bedrooms • Spacious open-plan living space
- Beautifully designed with exquisite finish throughout
- Contemporary, warm and calm interiors • Private courtyard garden
- Parking • Excellent eco-credentials • EPC D • Council Tax Band B







The North Helford area stretches along the north bank of the beautiful Helford River and separates the river itself from Falmouth. The area is knitted together by the charming villages of Constantine, Port Navas and Helford Passage, together with wooded creeks, rolling farmland, not forgetting the wonderful gardens of Trebah and Glendurgan. Nearby Port Navas has its very own yacht club with restaurant and once home to the Duchy Oyster Farm, a historic stone quay sits opposite the house and plays host to the annual Port Navas Regatta.

The Helford River itself has deep-water moorings and active sailing club. There are two local waterside pubs; the thatched Shipwrights pub on the south side of the river and the Ferry Boat Inn on the north side. Much of the countryside surrounding the Helford Estuary is owned by the National Trust and is designated as an Area of Outstanding Natural Beauty, flush with an endless number of beautiful creek-side and coastal walks.

Exquisitely renovated and thoughtfully extended, Primrose Cottage is a triumph of tactile elegance and refined design. Encased in silvered timber cladding, its interiors are defined by a minimalist yet textured aesthetic—featuring natural, understated materials such as micro-cement surfaces, cork flooring, maple timber joinery, all brought to life with bespoke, intricate detailing.

A hallway leads to three serene bedrooms—one with an en-suite—and a beautifully finished family bathroom. Every space has been executed with care and consistency, creating a warm, harmonious home that feels both open and deeply inviting.

Outside, an enclosed courtyard garden surrounds the house, featuring a series of seating areas, vibrant flower borders, raised beds, and sections of decking. The space is rich with birds and wildlife, while potted plants add a touch of Mediterranean charm. There is a useful cellar and utility area, a separate shed, and private canopy parking.

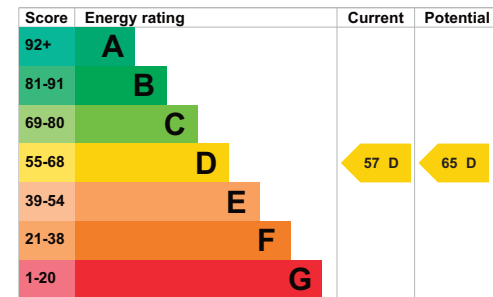
Please be aware we cannot confirm that all these services comply with current regulations.

Constantine 0.5 miles,
Gweek 1.5 miles,
Helston 5 miles,
Falmouth 7 miles,
Truro 15 miles,
Newquay Airport 32 miles

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