PRIMROSE COTTAGE CONSTANTINE, NR FALMOUTH

JONATHAN CUNLIFFE



























SETTING THE SCENE

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 village of Constantine has its own primary school and provides a good range of shops and amenities, including the renowned Constantine Stores wine merchants and Tolmen theatre. The excellent Slice and Potager garden cafes are both nearby and Gweek, just 2 miles away at the head of the Helford River has a superb village farm shop and boatyard cafe. The colourful university and harbour town of Falmouth is just seven miles away, with a busy high street, sandy beaches and yacht marinas.

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.

THE TOUR

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 welcoming porte cochère sets the tone on arrival, drawing you into a home that unfolds with quiet sophistication. At its heart lies an impressive open-plan living area, where a series of interlinked volumes and architectural openings create a seamless flow between the kitchen, dining, and living spaces. Blushed plaster walls, reams of natural light, and a soft, muted palette evoke a deep sense of calm, amplified by vaulted ceilings and a thoughtful spatial layout.

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.

STEP OUTSIDE

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.

SERVICES

Mains water, electricity and drainage with an air source heat pump and integrated air-conditioning and HVAC heat recovery system with underfloor heating. FTTP (Fibre To The Premises) broadband. LPG gas hob.

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

DISTANCES (All distances approximate)

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

WHAT3WORDS LOCATION

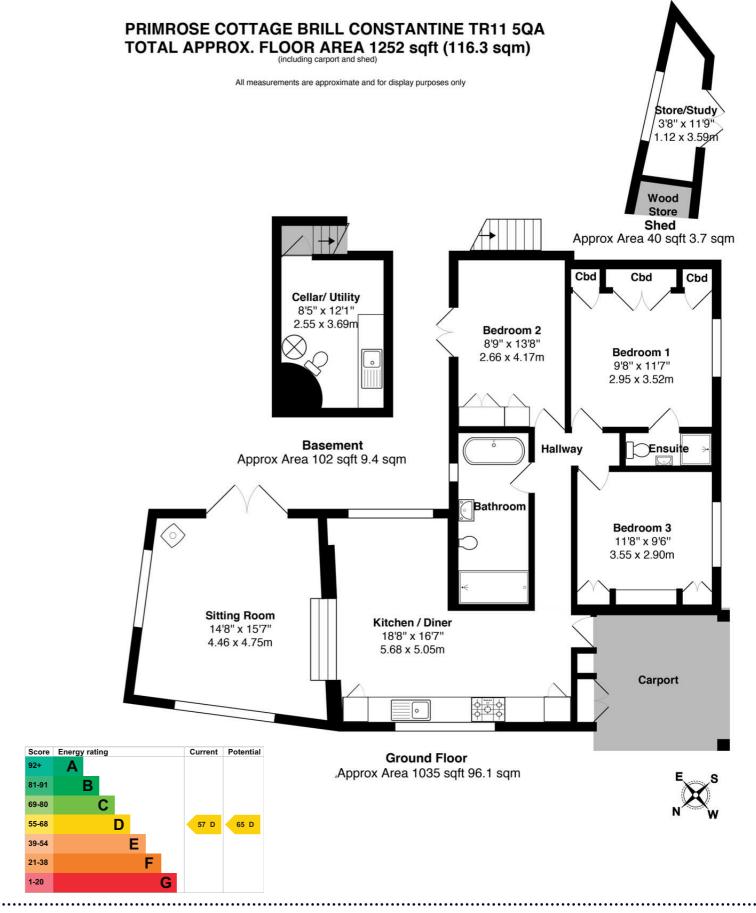
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ANTI-MONEY LAUNDERING REGULATIONS

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

PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.

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