

Porthledden

Cape Cornwall





A landmark coastal residence with panoramic views and rich historical provenance

Sennen 6 miles, Penzance 8.6 miles, St Ives 15 miles, Truro 35.5 miles
(All distances are approximate)


10


7


5

Summary of accommodation

Main House: Reception hall | Drawing room | Sitting room | Study | Kitchen/breakfast room | Utility room | Orangery
Ten bedrooms | Seven bathrooms | Laundry room

Guest Apartment: Kitchen/dining room | Sitting room | Three bedrooms | Two bathrooms

Outbuildings: Triple garage | Stable block with two loose boxes | Barn area and tack room

Gardens and Grounds: Walled garden | Kitchen garden | Lawns | Three paddocks | Schooling arena | Coastal pasture

In all about 7.2 acres

Eco Credentials

90 solar panels generating 30kW | Five 10kWh battery storage units | Integrated biomass boiler
Full LED lighting throughout | 300 Mbps fibre-optic broadband connection

Location

Porthledden sits in a commanding position above Cape Cornwall, where the rugged coastline meets the Atlantic Ocean. This is a truly unique location offering uninterrupted sea views stretching to the Isles of Scilly on a clear day, with direct access to the South West Coast Path. Priest’s Cove lies just below, and the historic town of St Just is one mile inland, providing local shops, pubs, and a vibrant artistic community.

The area is known for its breathtaking scenery and cultural richness. Surf beaches at Sennen and Gwenver, the open-air Minack Theatre, and the fishing harbours of Mousehole and Newlyn are all within easy reach, while Penzance offers mainline rail services to London Paddington.



The House

Built in 1909 for Captain Francis Oats, former chairman of De Beers, Porthledden is a magnificent Grade II listed residence of remarkable architectural presence. The house was constructed in the English Renaissance style and has been meticulously restored over the past two decades.



Entered through a grand oak-panelled reception hall with galleried landing, the principal rooms enjoy superb proportions and far-reaching sea views. The drawing room and dining room both open out to the west-facing terrace and there are working fireplaces in the drawing, hall and landing. The handmade kitchen by Rozen includes granite worktops and electric AGA with module.







Upstairs, the accommodation is arranged across two upper floors, with two principal bedroom suites on the first floor and five further bedrooms above. The elevated position of the house ensures that most rooms enjoy dramatic views over the surrounding coastline.



Guest Apartment

A separate, self-contained three-bedroom guest apartment links discreetly with the main house and is finished to the same high standard. It includes a vaulted kitchen/dining room, utility, sitting room, and a luxurious first-floor principal suite with exceptional sea views.



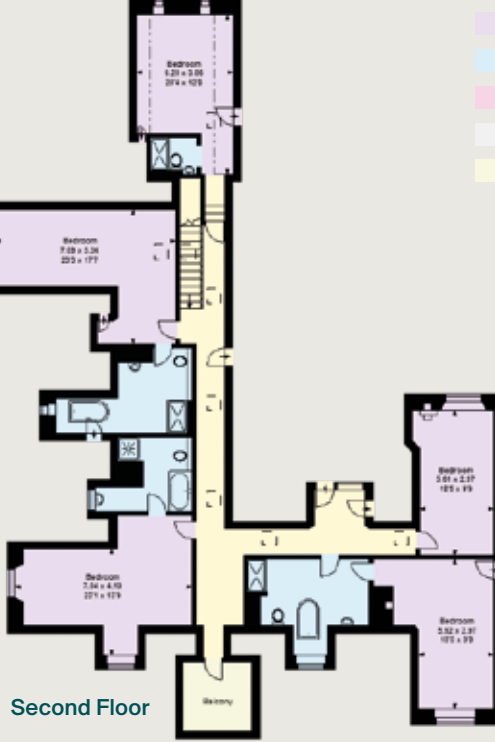
Approximate Gross Internal Floor Area
11660 sq ft / 1083.20 sq m
Garage & Stable: 1509 sq ft / 140.20 sq m
Total: 13169 sq ft / 1223.40 sq m



Ground Floor



First Floor



Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

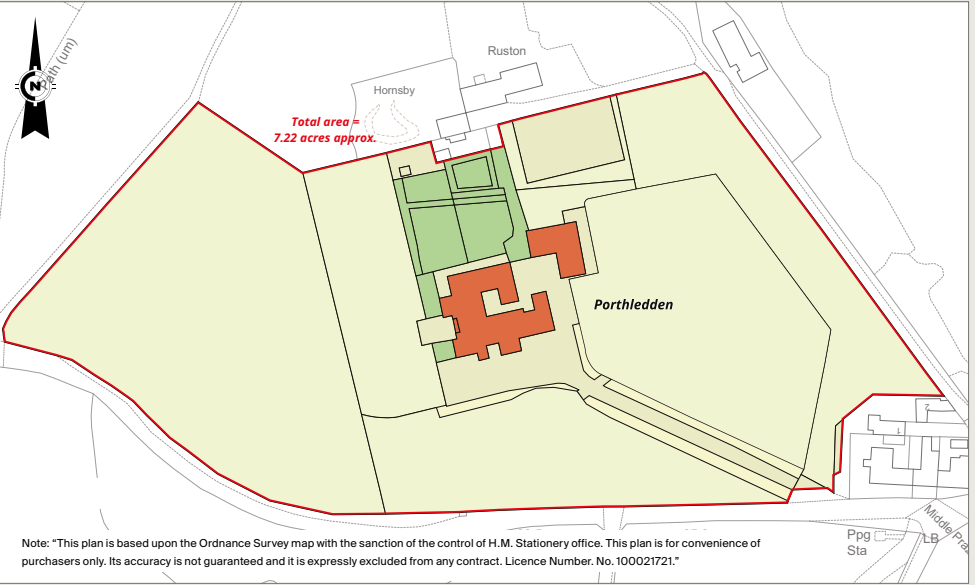
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Gardens and Grounds

Porthledden is approached via a private drive and enjoys a great sense of privacy within its 7.2 acre grounds. The walled garden includes raised beds, and a newly constructed greenhouse, while the wider gardens roll down towards the cliffs and the sea. The west-facing terrace spans the width of the house, offering a spectacular setting for outdoor entertaining.

Equestrian Facilities & Outbuildings

The estate includes three paddocks, and a stable block housing two loose boxes, a tack room, and barn area. A triple-width garage with hardwood sliding doors provides ample space for vehicle storage. These buildings are constructed to match the main house and could be adapted for a variety of other uses, subject to planning consents.



Property Information

Services
Mains water, electricity, and drainage. Ground source heat pumps supplying underfloor heating to all rooms besides the drawing room and sitting room on the ground floor. Central multimedia system. 90 solar panels generating 30kW. Five 10kWh battery storage units. Integrated biomass boiler. Full LED lighting throughout. 300 Mbps fibre-optic broadband connection.

Tenure
Freehold
Local Authority
Cornwall Council
Council Tax
House: Band G
Guest Apartment: Band B

EPC Rating
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Directions
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Viewings
Viewing is strictly by appointment through Knight Frank.

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