

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.



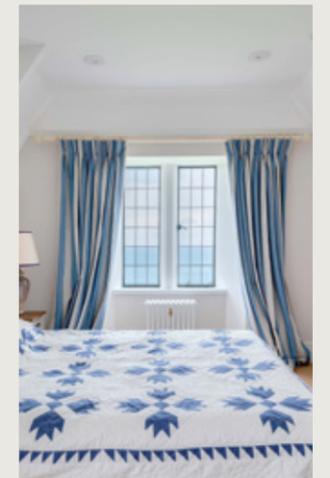
Entered through a grand oak-panelled reception hall with galleried landing, the principal rooms enjoy superb proportions and far-reaching sea views. The drawing room and dining room both open out to the west-facing terrace and there are working fireplaces in the drawing, hall and landing. The handmade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



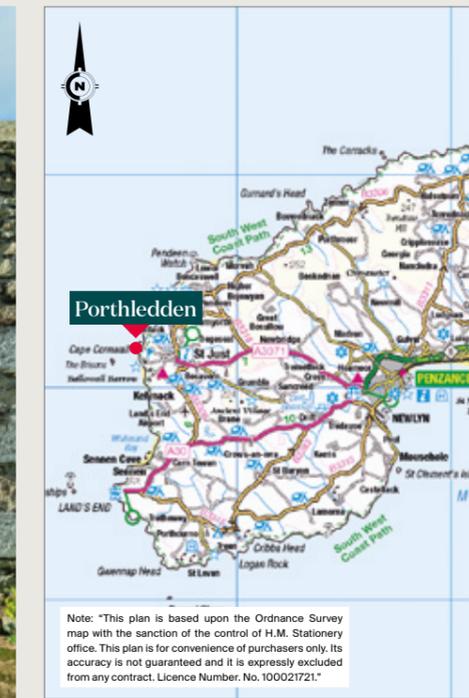
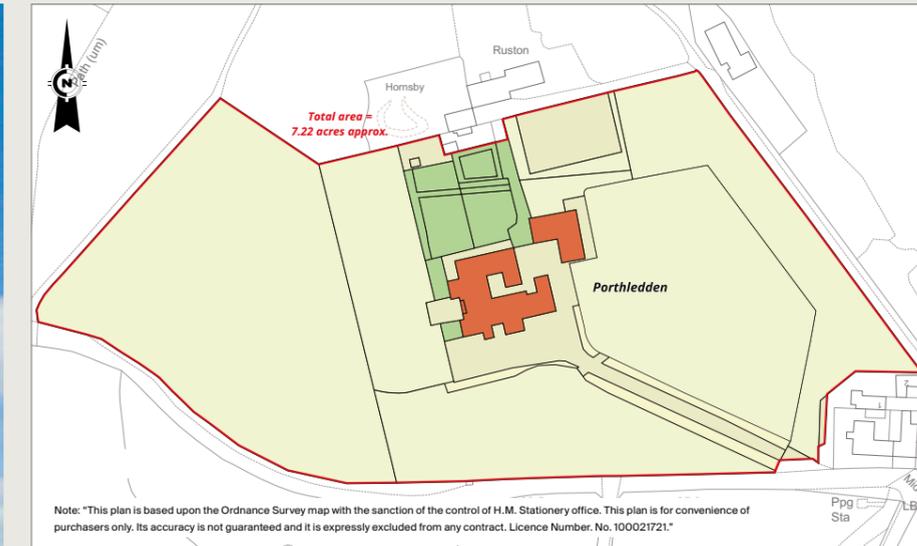
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

D

Directions

Postcode: TR19 7NL

What3words: ///

Viewings

Viewing is strictly by appointment through Knight Frank.



Knight Frank Exeter

19 Southernhay East

Exeter

EX1 1QD

Louise Glanville

01392 423111

louise.glanville@knightfrank.com

Knight Frank Country Department

55 Baker Street

London

W1U 8AN

Hamish Humfrey

020 7861 1717

hamish.humfrey@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)