



The Foreshore
Port Navas | Constantine | Falmouth | Cornwall | TR11 5RL

STEP INSIDE

A rare waterfront home on the Helford River, with direct water access, panoramic views, and exceptional potential.

Set within the highly sought-after waterside hamlet of Port Navas, The Foreshore is a truly captivating, detached residence, occupying an enviable position on the banks of the Helford River. With uninterrupted views across the tranquil, tree-lined creeks and the rare advantage of its own private slipway, this charming home presents an exceptional opportunity to embrace one of Cornwall's most desirable waterfront lifestyles.

The property

The property offers a well-balanced arrangement of accommodation, brimming with character and potential. While already a much-loved home, it now presents an exciting opportunity for a new owner to sensitively modernise and create a bespoke waterside retreat tailored to their own vision.

The principal reception spaces are thoughtfully arranged to make the most of the home's extraordinary setting. A beautifully positioned sitting room, complete with expansive glazing, draws the outside in, framing ever-changing river views and flooding the space with natural light. This is a room designed for quiet relaxation as much as for entertaining, where the rhythm of the water becomes part of everyday living.

In addition, two further reception rooms provide flexibility for formal dining, a snug, or home working, each offering its own perspective of the gardens or surrounding landscape. The kitchen, well-proportioned and functional, presents clear scope for reimagining into a contemporary, open-plan space that could further enhance the connection between house and water.

Across the home, four bedrooms provide comfortable accommodation for family and guests alike. The principal bedroom enjoys a particularly privileged outlook, enhanced by a charming bay window that frames wonderful views across the river, creating a peaceful and ever-changing backdrop. Three bath/shower rooms serve the property, ensuring both practicality and convenience.

With no onward chain and immense scope to enhance, The Foreshore represents a rare opportunity to acquire a truly special waterfront home and create something exceptional in one of Cornwall's most idyllic settings.









STEP OUTSIDE

The gardens

The grounds are a defining feature of The Foreshore, extending to a substantial plot that gently descends towards the water's edge. Beautifully maintained and thoughtfully landscaped, the gardens offer a series of terraces, established planting, and sweeping lawn areas that create both structure and softness throughout the seasons. From elevated vantage points, the views across the river are simply breathtaking, while lower down, the connection to the water becomes immediate and immersive. The property benefits from its own private slipway, allowing direct access to the river, an increasingly rare and highly prized feature, perfect for boating, paddleboarding, or simply enjoying life on the water.

The combination of privacy, space, and direct frontage creates a setting that is both peaceful and deeply special, offering a lifestyle that few properties can truly match. The Foreshore's unique position and direct access to the water allow one to fully embrace the Helford's renowned way of life, where days can begin with a gentle paddle along the creek, afternoons spent sailing its sheltered waters, and evenings enjoyed watching the light dance across the river from your own garden.

Location

Port Navas is widely regarded as one of the Helford River's most picturesque and exclusive waterside enclaves, known for its unspoilt beauty, sheltered creeks, and timeless charm. The surrounding countryside is designated as an Area of Outstanding Natural Beauty, offering endless opportunities for walking, sailing, and exploring the Cornish coastline.

Nearby, the village of Constantine provides everyday amenities, while the maritime town of Falmouth offers a vibrant mix of restaurants, galleries, and independent shops. The Helford Passage, with its renowned waterside pub and access to the Southwest Coast Path, is also within easy reach.

Cornwall

Cornwall, on England's southwestern coast, is a region of breathtaking natural beauty, famed for its dramatic cliffs, golden beaches, and turquoise waters. Its coastline stretches for over 400 miles, offering everything from world-class surfing at Fistral Beach in Newquay to peaceful, picturesque coves like Kynance and Porthcurno. Beyond the

beaches, Cornwall is rich in heritage and charm, with historic fishing villages such as St Ives and Padstow, the iconic St Michael's Mount, and attractions like the Eden Project. Despite its coastal seclusion, Cornwall is well connected via the A30 trunk road, regular mainline train services to London, and flights from Newquay Airport, making it both a sought-after destination and a practical place to call home.

What 3 words

looms.fake.searched

General information

To view the "Key facts for buyers" report/material information, please see the link titled "Material information".

Important information

Every effort has been made with these details, but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with Fine & Country Mid-West Cornwall. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks. General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

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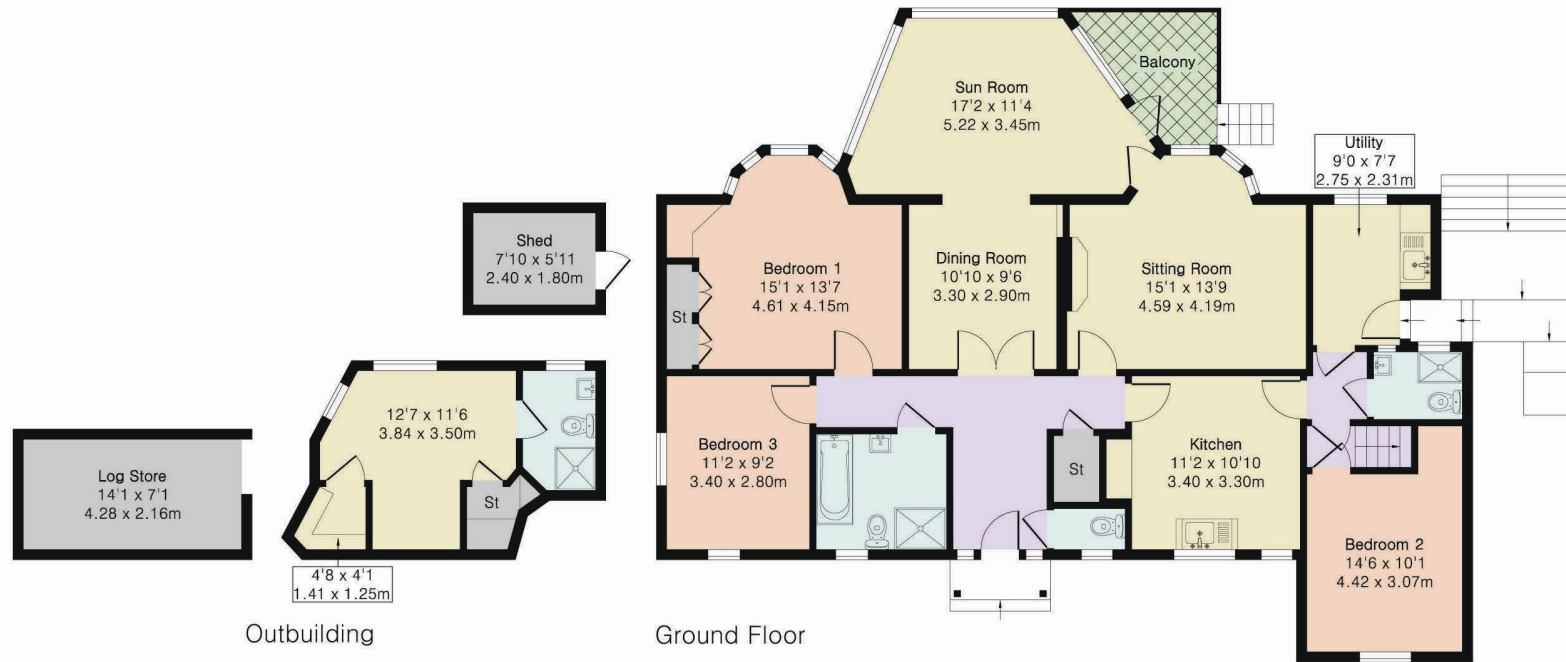
Services

Mains water and electricity. Oil fired central heating. Private drainage. Freehold tenure. Council Tax - Band G. EPC - E40.



**Approximate Gross Internal Area 1402 sq ft - 130 sq m
(Excluding Outbuilding)**

Outbuilding Area 329 sq ft – 31 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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