

THE OLD KILN
PORT NAVAS

JONATHAN

CUNLIFFE

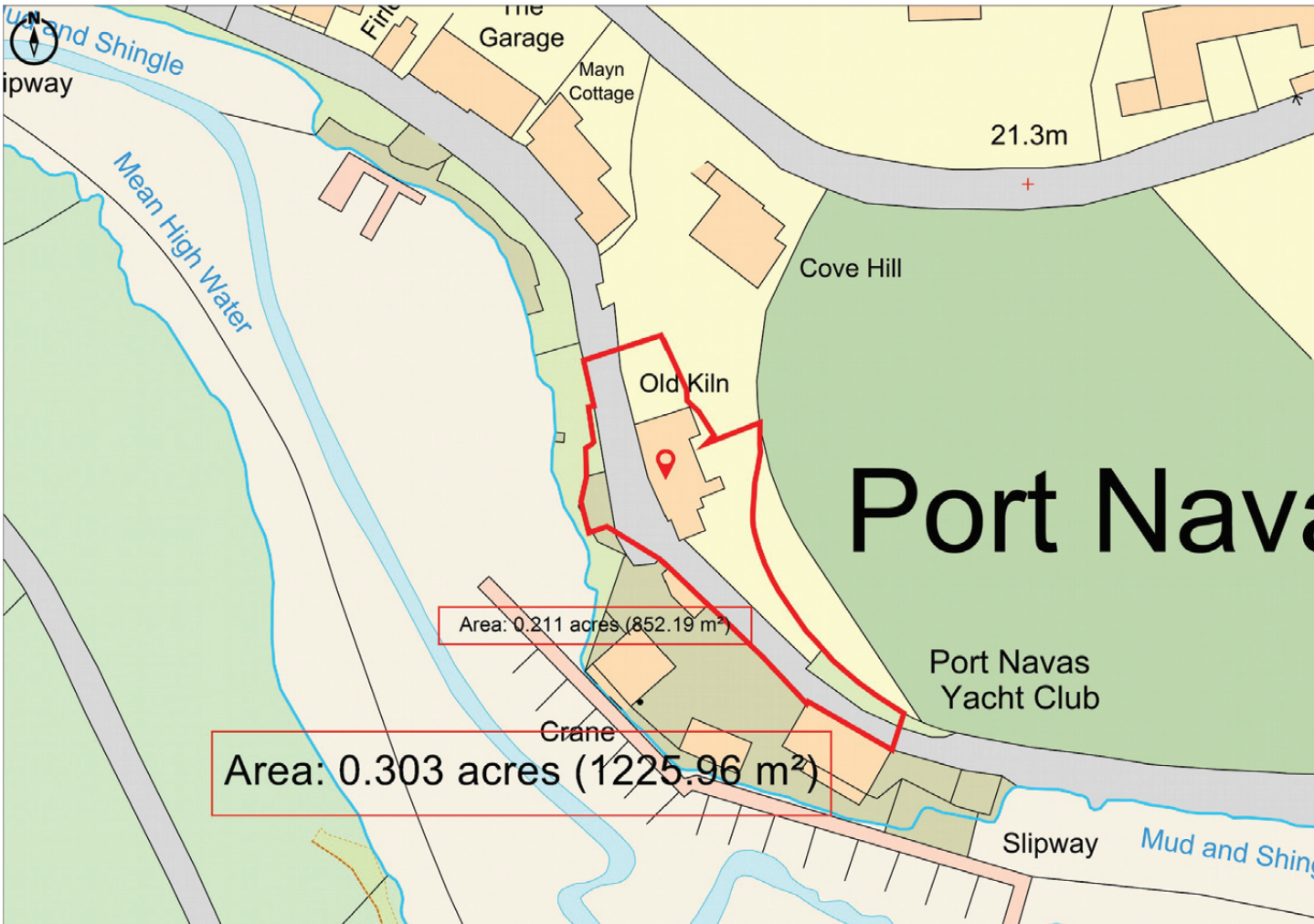


- Beautifully converted former Kiln
- Magnificent open-plan living area
- Sunny southerly aspect
- Private parking for two cars
- EPC D, Rateable Value £4,750 (see notes in main text)
- 3 bedrooms / 2 bathrooms
- Series of balconies and sun decks
- Pontoon berth (lease)
- Private boatstore
- 1410 sqft

The Old Kiln, Quay Road, Port Navas TR11 5RY

An iconic, south-facing, contemporary recreation of a renowned 1968 house built on top of an old lime kiln (reconstructed in 2019), overlooking the picture-book waterside hamlet of Port Navas and complete with pontoon berth.





SETTING THE SCENE

The Old Kiln is the final house in an exceedingly beautiful row of characterful cottages at the head of Port Navas Creek. The village is as pretty as they come and one of Cornwall's most idyllic waterside settings; a tranquil spot where ancient woodlands meet the water's edge, greeting the rhythm of the tide. Alongside its own village hall, there is a charming yacht club with a renowned restaurant serving some of the finest food in the area.

Once the site of the Duchy Oyster Farm, a historic stone quay is located just up the adjacent lane and hosts the annual Port Navas Regatta. The nearby villages of Constantine and Mawnan Smith offer a range of shops and amenities, including Constantine Stores, a fabulous wine merchant, while the university town of Falmouth—boasting beaches, eateries, coffee shops, yacht marinas, the Maritime Museum, and the Royal Cornwall Yacht Club—is just a short drive away.

Port Navas Creek is a tributary of the beautiful Helford River, famously featured in Daphne Du Maurier's Frenchman's Creek. The river is home to several deep-water moorings, the Helford River Sailing Club, and the Helford River Children's Sailing Trust. 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 surrounding countryside is owned by the National Trust and is designated an Area of Outstanding Natural Beauty, with an abundance of creek-side and coastal walks easily accessible.

Road links to South Cornwall have significantly improved in recent years, and the A30 dual carriageway just north of Truro connects to the M5 at Exeter. Truro's railway station on the London to Penzance mainline offers an overnight 'sleeper' service, and Newquay Airport offers daily flights to London Gatwick

HISTORY

The Old Kiln was built around an 18th-century lime kiln, still visible at ground level today. The quay at Port Navas Yacht Club and The Old Kiln were part of a thriving river business in the 19th Century. Ships delivered lime to be fired in the kilns for use as fertiliser, while locally cut granite was shipped to London and beyond. Granite from Port Navas and nearby quarries formed the base of Nelson's Column and much of the London Embankment. The wall between The Old Kiln and the yacht club was once part of a gantry used for loading granite onto waiting ships.

Originally commissioned by Miss Shaw in 1968 while working as a missionary in Africa, the building later remained vacant for five years before the current owners carefully restored it into a remarkable creekside home.

THE TOUR

This striking contemporary home features a distinctive wave-form roof and an entire wall of floor-to-ceiling glazing, offering uninterrupted 180-degree views of the water. The vast open-plan living area has been thoughtfully designed to

bring the creek into full focus, with a spacious balcony running along the front—perfect for watching the ebb and flow of the tide and nature.

Feeling very much like a tree house, inside, calm and elegant interiors create a serene retreat. Beautifully panelled bedrooms and bathrooms - appointed with Fired Earth tiles - and light-filled living spaces decorated in neutral hues combine comfort and craftsmanship. Designed for relaxation and a deep connection to the landscape, this home seamlessly blends sophistication, tranquility, and the essence of creekside living.

STEP OUTSIDE

An expansive balcony extends across the building's width, wrapping around to a spacious deck with seating and a barbecue. A veranda with seating and an outdoor heater offers the perfect spot to watch the sunset over the village.

The terraced garden, a natural sun trap, leads off the living space and features multiple areas for relaxation amid a wonderful array of trees and shrubs, with river views and birdsong overhead. Two secluded sun decks soak up the morning sun, while a raised deck at the garden's highest point provides a stunning vantage over the river. There is a spacious storage area beneath the property and a pontoon berth (see note below), ideal for keeping everything you'd need to play on the river, while parking for two cars is conveniently located across the lane above the creek.

NOTE - PONTOON BERTH

The property comes with a tidal pontoon berth on lease at Port Navas Yacht Club, which lies within sight of the property. The first five years' lease fees are included in the sale.

SERVICES

Mains water and electricity, private drainage and gas fired central heating (LPG). FTTP (Fibre To The Premises) broadband.

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

DISTANCES (All distances approximate)

Port Navas Yacht Club 50 yards, Constantine 2 miles, Helford Passage 2 miles, Mawnan Smith 2.5 miles, Falmouth 7 miles, Truro 15 miles, Newquay airport 35 miles.

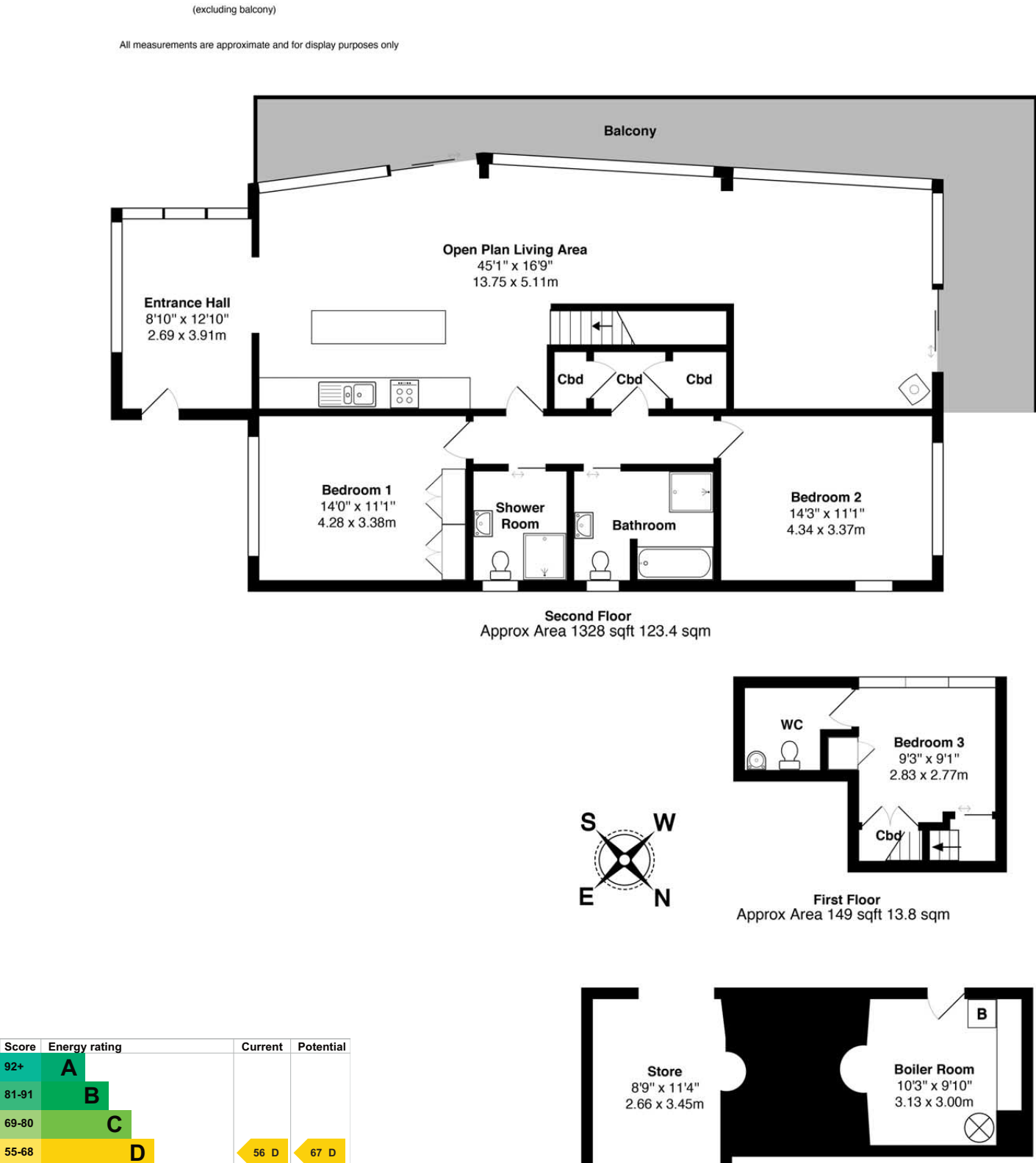
WHAT3WORDS LOCATION

///treetop.reinvest.quiz

RATEABLE VALUE

£4,750

THE OLD KILN QUAY ROAD PORT NAVAS TR11 5RY
TOTAL APPROX. FLOOR AREA 1776 sqft (165 sqm)



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 is 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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