

PORTH ARVOR
COVERACK, CORNWALL

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Porth Arvor, Coverack, Helston TR12 6SF

A truly world class property on Cornwall's south coast, set in an Area of Outstanding Natural Beauty, in almost 20 acres of gardens and grounds extending down to the sea below. The rarest of opportunities, without doubt one of the most important sales on the Cornish coast this year.

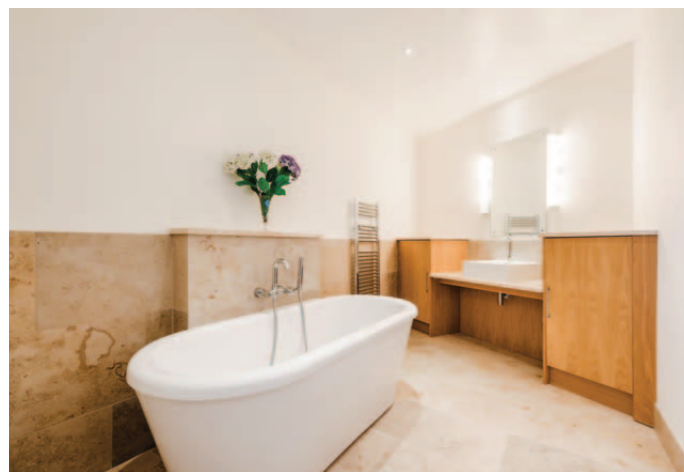
- 4 en suite double bedrooms • Fabulous 58ft open-plan living space
- Study and mezzanine • Expansive decked terraces • Ownership to mean-high water
 - Detached triple garage block • Detached stable block
- Manège and three horse paddocks • In all almost 20 acres
 - Main house 3846 sqft • Outbuildings 1630 sqft











SETTING THE SCENE

How often does one encounter a clifftop house in Cornwall which has almost 20 acres of land extending down to the shoreline, with horse paddocks, stabling and a manège? Stand outside Porth Arvor and all the land in sight is one's own. At night, there is no light pollution, the sky is covered in a sea of stars, with the sea in front reflected in the moonlight. It is so quiet that an occasional dog bark can be heard a mile or more away.

Porth Arvor lies just to the south of the charming village of Coverack, a small fishing community perched on the south-eastern shore of the Lizard Peninsula, a designated Area of Outstanding Natural Beauty on the south Cornish coast. The village retains an active community, always with something to do, from art courses, sea swimming, paddle boarding and windsurfing, through to raising funds for the magical Christmas lights - the only time the village has street lights!

Cornwall's unique character comes from its historic landscape, spectacular coastline and secret coves. Perhaps more than any other part of the county, the Lizard Peninsula embodies these qualities, with its long coastline jutting out to the south of Cornwall and being blessed with some of the most beautiful beaches and crystal blue waters. Pods of dolphins and porpoises can be seen from the house and the occasional basking shark too. And of course, you can buy your Lobster or Sea Bass from one of the local fishermen in the village, or go out and catch your own! Miles of good walks are quite literally on the doorstep along the coastal path where hidden beaches, wildlife, flora and rocky outcrops provide spectacular scenery. Walk fifteen minutes along the coastal path into the village for coffee or food at pub or one of the cafes.

In the nearby village of St. Keverne, The Greenhouse restaurant has scooped many deserved awards since 2022. Ten minutes drive away the historic Trelowarren Estate is home to the superb New Yard restaurant and Flora cafe, while the former market town of Helston has several supermarkets, a growing arts community and some of the finest Georgian architecture in Cornwall in Cross Street.

THE TOUR

A unique coastal freehold with an immense sense of privacy, serenity and unrivalled marine views. Approached via a private tree-lined drive that leads from the end of a country lane, the house was thoughtfully designed by the late Barrie Briscoe using local materials. It hunkers down into the landscape, cleverly blending into the surrounding countryside and there is an abundance of natural light and sea views from almost every room.

An attractive porte-cochère and entrance hall leads through to an impressive vaulted open-plan living space comprising kitchen by George Robinson, central dining area and sitting room with recessed log burner. A series of french doors lead out to a contemporary glazed link that spans the front elevation, creating a wonderful sense of space, light and connection to the sea beyond. Generous decked dining terraces bookend this and are the perfect place to entertain, unwind and take in the views. A striking, central staircase

leads to the bedroom accommodation on the lower ground floor comprising the principal bedroom suite and dressing area, a further three double bedrooms suites, along with store and plant rooms.

THE GREAT OUTDOORS

When the current owners acquired Porth Arvor, it was a recently-built house placed on a piece of cleared agricultural land. Burncoose Nurseries were brought in - famed for their Camelias and Rhododendrons - and approximately a thousand trees and shrubs were planted along the drive and to the south west of the house to make shelter for the many delicate and unusual plants that the gardens now contain.

Sweeping lawns wrap around the house and there is extensive terracing, a sheltered 'sundowner' terrace and an abundance of colourful sub-tropical plants and shrubs which are well suited to a coastal garden in an area renowned for one of the mildest climates in mainland Britain.

Flanked by private paddocks - including a sand school for equestrians - the freehold ownership extends down to the water's edge below and provides private access to the Southwest Coastal Path. Some two thirds of the land is part of the Kennack Sands - Coverack SSSI providing an astonishingly abundant and undisturbed haven for wildlife.

The main house is accompanied by a pair of attractive outbuildings, one a large triple garage with pit and workshop and the other a superb stable block. Both are built to complement the house itself.

SERVICES

Mains electricity, private water and drainage. Ground source heat pump for hot water and under floor heating system on both levels. FTTP Broadband connection with hardwired Ethernet connections throughout the house.

DISTANCES (All distances approximate)

Helston 11 miles, Redruth (main line station) 22 miles, Truro 25 miles, Cornwall International Airport (44 miles)

WHAT3WORDS LOCATION

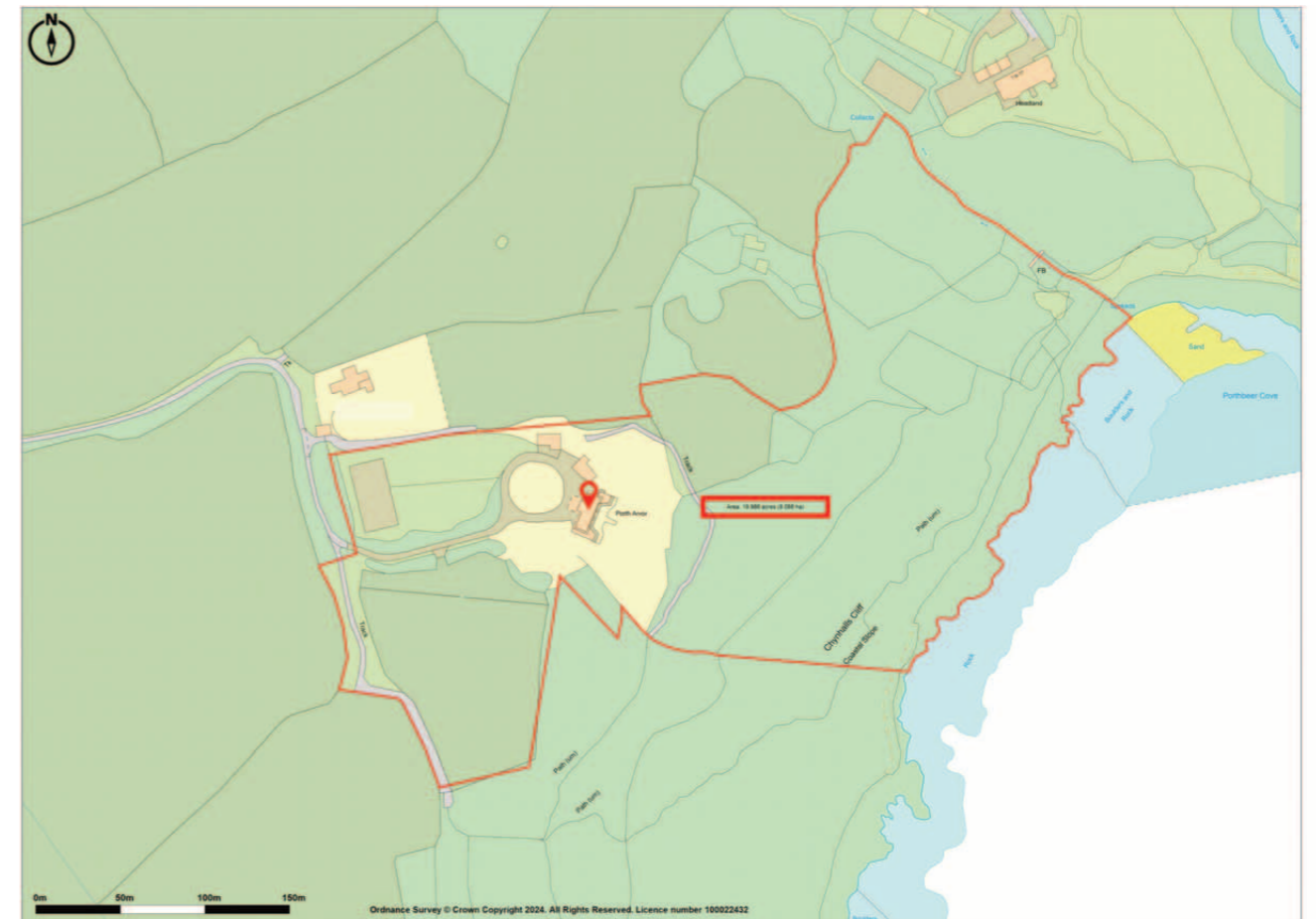
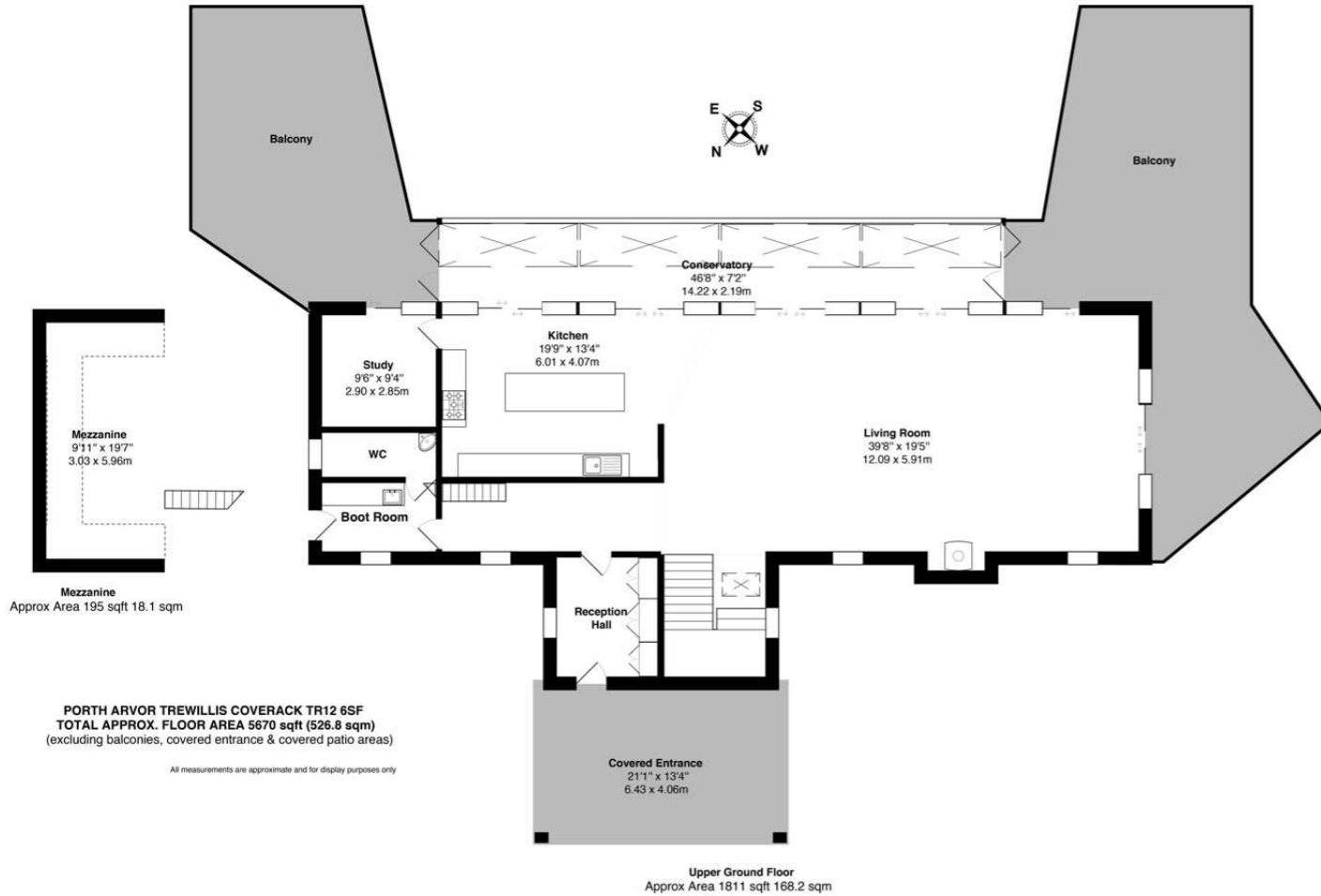
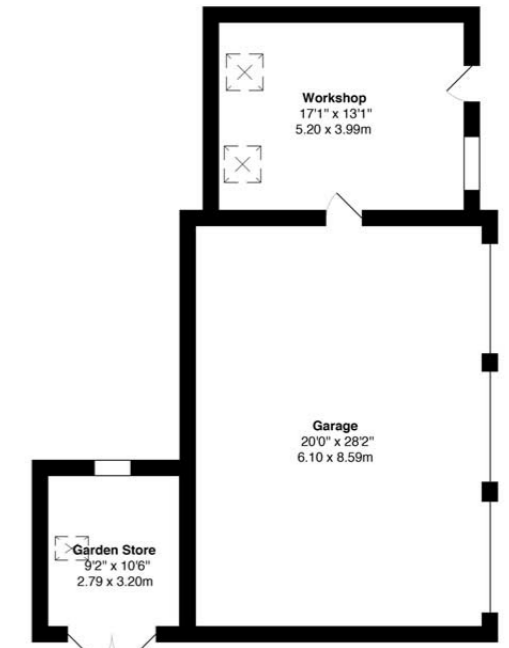
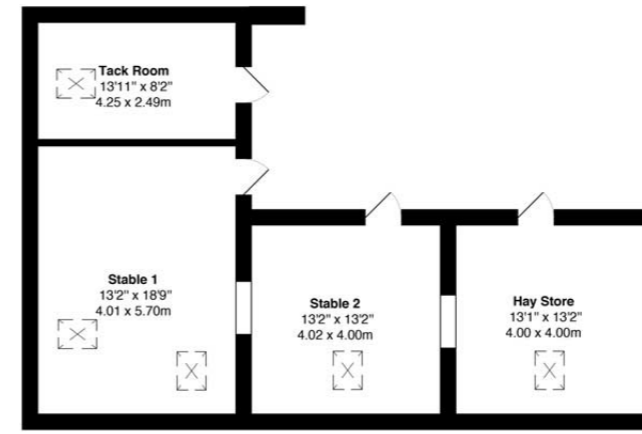
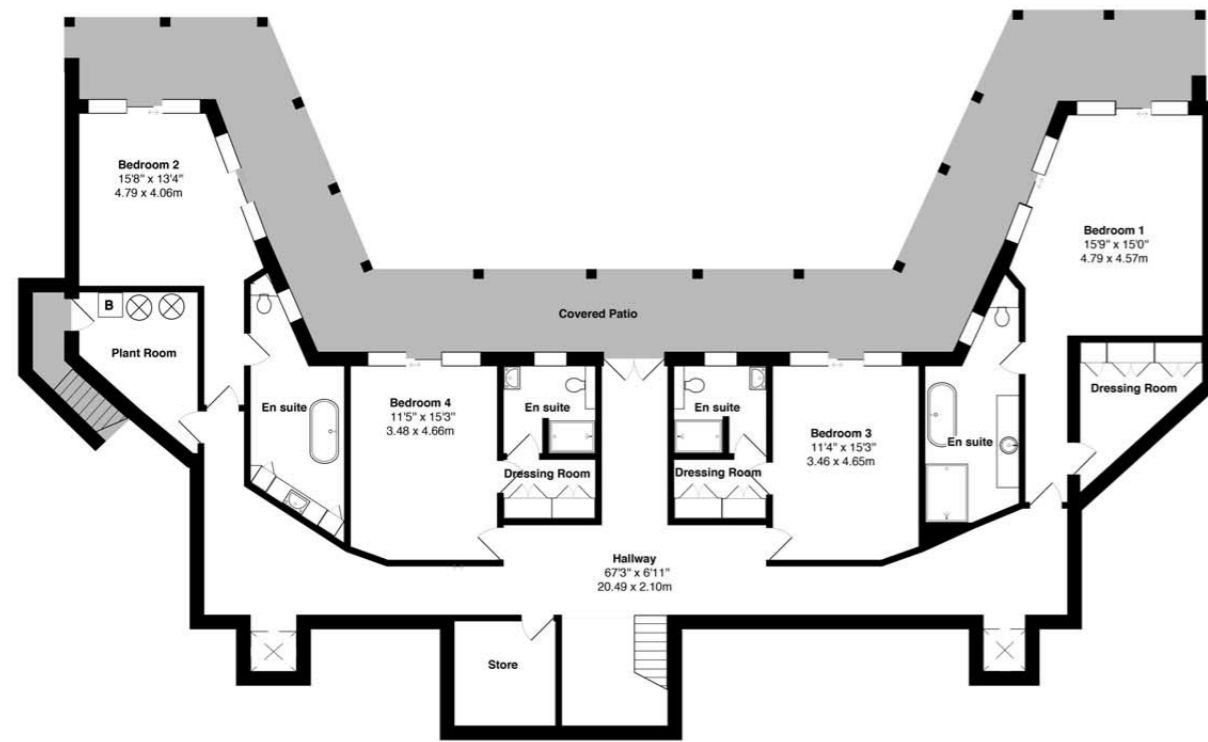
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COUNCIL TAX BAND

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DIRECTIONS

From Helston take the B3293 to St. Keverne, Helford and Coverack. About 2 miles after passing the Goonhilly Earth Station, turn right immediately before Zoar Garage. Follow this road ignoring lanes to the right and left. Continue through the hamlet of Trewillis and onto a concrete lane. Porth Arvor is at the end of this lane, shortly after Porthbean on your left.



PORTH ARVOR TREWILLIS COVERACK TR12 6SF
TOTAL APPROX. FLOOR AREA 5670 sqft (526.8 sqm)
(excluding balconies, covered entrance & covered patio areas)

All measurements are approximate and for display purposes only

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

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