THE STAR INN

Porkellis, Helston, TR13 0JR

FREEHOLD: £550,000 | REF: 3259164

CHRISTIE & CO

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KEY HIGHLIGHTS

- External Seating
- Three Bedroom Owners Accomodation
- 54 Solar Panels
- Private Customer Parking
- Seperate letting/holiday let income
- Energy Rating: B

DESCRIPTION

A rare opportunity to acquire The Star Inn, a charming and historic village pub and restaurant dating back to 1707, however the building itself was rebuilt circa 1900, situated in the heart of Porkellis on the edge of the Lizard Peninsula, located mid-way between Helston, Redruth, and Falmouth – a prime spot for locals and tourists. This beautifully refurbished property combines traditional character with contemporary comfort, making it an ideal lifestyle business or investment with potential developement opportunities.

LOCATION

Porkellis is a picturesque Cornish village steeped in mining history, surrounded by stunning countryside and close to the coast. The Star Inn is a focal point of the community and benefits from year-round trade from locals and visitors exploring Cornwall.

INTERNAL DETAILS

Ground Floor

The main entrance to The Star Inn opens into the heart of the pub, where the mahogany-topped bar servery takes centre stage. To either side, inviting seating areas feature beautiful fireplaces with working log burners, creating a warm and welcoming atmosphere. The bar area comfortably accommodates around 40 seated guests.

Towards the rear, a cosy snug provides seating for up to 12 people, making it an ideal space for book clubs, meetings, or larger groups enjoying drinks. Behind the bar, you'll find a well-equipped commercial kitchen with an additional storage area to the side. Access to the first-floor accommodation is also conveniently located behind the bar.

On the far side of the pub, a doorway leads to the gents' and ladies' toilet facilities, as well as a fire escape.

First Floor

Ascending the stairs, you enter a spacious hallway with the bathroom directly ahead. To the far left is a modern kitchen/diner, while the remaining four rooms are arranged as a lounge and three bedrooms. The accommodation underwent a full renovation in late 2025, completed in early 2026, resulting in a bright, contemporary living space that offers exceptional comfort for owners.

FIXTURES & FITTINGS

All fixtures and fittings are owned outright and are included in the sale price, except a few personal items which will be retained by the owner.

SOLAR PANELS

There are 54 solar panels on site, across the roof of the pub, cellar and in a private lawn area next to the car park. They are capable of producing peak power of 21.07kw as well as 4 x 9.7 kwh batteries with 38.8 kWh of total storage capacity.

In 2025 total production of 18,083 kWh, of which 4,282 kWh exported to grid and 13,801 kWh was self-consumption.

LETTING ACCOMMODATION

A detached building in the grounds off The Star Inn offers letting accommodation. On the ground floor is a bathroom, bedroom and alternate reception room with a sofa bed, on the first floor is a larger kitchen/diner/living space with a sofa bed, allowing up to four guests to sleep comfortably.

EXTERNAL DETAILS

Directly to the front of the pub is a patio area with three tables of six. Opposite the pub, behind the cellar is a larger lawn area that currently has seating for 30 guests, however there is room to at least double the available covers. There is also an electric charging point and a car park that has recently been re laid to accommodate 12 cars.

OTHER PROPERTY

The cellar is situated in a detached buiding between the pub and its main garden, along with a bottle store area and the battery storage for the solar panels. To the side of the letting accommodation is a store/boiler room.

THE OPPORTUNITY

This is a fantastic opportunity to acquire a freehold public house in a highly desirable location. Recently refurbished to an exceptional standard, the property blends traditional character and charm with a modern, welcoming feel. It includes spacious three-bedroom owner's accommodation and a separate detached building, previously used for both long-term and holiday lets, offering additional income potential. There is significant scope to grow trade by extending opening hours and further development opportunities, subject to planning consent.

TRADING INFORMATION

Availbale on request.

TRADING HOURS

Winter Hours:
Monday: Closed
Tuesday: Closed
Wednesday: Closed
Thursday: Closed
Friday: From 18:00
Saturday: Closed
Sunday: 12:00 - 15:00 & from 17:00

Summer Hours:
Monday: Closed
Tuesday: Closed
Wednesday: From 18:00
Thursday: From 18:00
Friday: From 18:00
Saturday: Closed
Sunday: 12:00 - 15:00 & from 17:00

DEVELOPMENT POTENTIAL

We believe there is potential for development, subject to planning.

TENURE

The property is being sold Freehold.

BUSINESS RATES

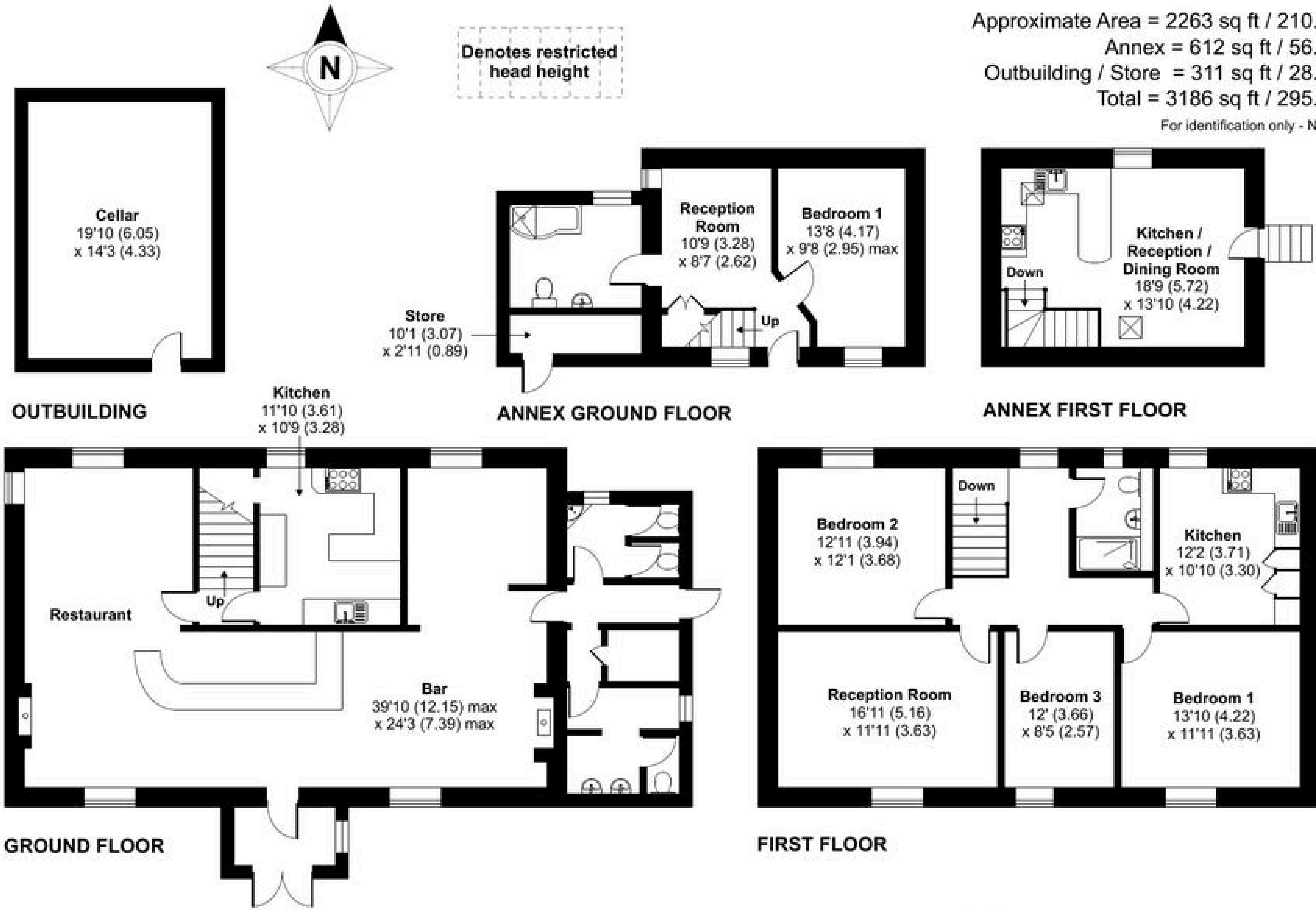
The current rateable value (1 April 2023 to present) is £4,000.






Porkellis, Helston, TR13

Approximate Area = 2263 sq ft / 210.2 sq m
Annex = 612 sq ft / 56.8 sq m
Outbuilding / Store = 311 sq ft / 28.8 sq m
Total = 3186 sq ft / 295.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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DEBT & INSURANCE ADVISORY

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CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

RYAN BASSETT

Business Agent – Pubs and Restaurants

T: +44 7561 114 977

E: ryan.bassett@christie.com

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CONDITIONS OF SALE

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