



Levalsa House

London Apprentice, Cornwall

**Carter Jonas**

# Levalsa House London Apprentice St Austell Cornwall

**A historic Grade II\* listed country house with an annex, two attached cottages and a traditional detached barn along with a yard area and pasture land.**

Located in a peaceful, rural setting and positioned centrally within a historic hamlet, Levalsa House originates from the early 17th century and incorporates a myriad of high quality and eye-catching architectural features only seen in a property of this importance.

Including a range of ancillary accommodation, buildings and yard areas, the various garden areas encircle the house and lead seamlessly out into the adjacent pastureland.

In all extending to 3.37 acres.

For sale by private treaty as a whole.



## Location

Levalsa House is located along a quiet no-through road which serves a handful of farms and residential properties, approximately 1.5 miles from the sandy beaches, fishing harbours and stunning coastline found around the villages of Pentewan, Mevagissey and Gorran Haven on the south coast of Cornwall.

The metalled road past the property turns into a bridleway that leads down to Pentewan Valley Road and directly on to the Pentewan Cycle Trail, a multi-use trail for walkers, cyclists and horse riders forming part of the National Cycle Network route 3. Taking the trail south leads to the village of Pentewan and beyond to the Lost Gardens of Heligan and Mevagissey. Taking the trail to the north leads to St Austell and connects with a host of Clay Trails offering a glimpse into the China Clay industry of Cornwall and onto the Eden Project.

Located in a traditional agricultural area, adjacent to a working farm, the region has a number of established and well serviced inland villages in close proximity, as well as the town of St Austell being within 5 miles and the city of Truro being within 14 miles.

The region caters for a large number of visitors throughout the year, who visit the area to enjoy the beaches, coastpath and coastal destinations. As such, the area

is served by a plethora of tourism and leisure businesses, including the nearby attractions, watersports and boating activities. The greater Roseland area, located to the south of the property, provides a full range of leisure and tourism facilities, ranging from rustic campsites to hotels, visitor destinations and activities, along with a plethora of high quality retail, food, drink and restaurant businesses, many of whom source their produce from local suppliers.

Mainline train services with direct routes to London run from St Austell or Truro, with national and international flights operating out of Newquay Airport, 19 miles to the north.

## Land

The gardens encircle the house, with the more formal gardens to the front leading up granite steps to a relaxed side garden, itself leading seamlessly out into the pastureland, which extends to approximately 2.1 acres. The land is served by a separate concrete surfaced track, over which access will be granted for agricultural and equestrian use only, and via a level secondary yard/storage area. Measuring approximately 0.43 acres, this is an incredibly useful area for general storage, or for use alongside the land, such as for stabling, livestock housing or livestock feed storage.





## Farmhouse

Mentioned within the Domesday Book and having passed through the ownership of Edward de Vere, Lord Chancellor in 1572, and the Tremayne (Heligan) and Edgcombe families before being purchased of the current owners in 1919, the property forms the principle dwelling within the hamlet of Levalsa.

Accessed through a substantial granite gateway, the symmetrical front elevation of the house is orientated due south, overlooking the formal front garden, over the rooftops of farm buildings on the opposite side of the road and into a picturesque, lush farmland valley, providing the property with a sense of elevation and prominence.

Entering the house, the ornate timber archway in the extra wide hallway draws you through to the timber panelled open staircase, with twisted balusters and wide moulded handrail, an exceptional feature of the property. The ceiling over the stairwell and in the principal bedroom includes very fine late 17th century domed plasterwork with central moulded square and ornate detailing including scallops, acanthus leaf and angel detail, a further outstanding feature.

Two reception rooms lead from the hallway via substantial timber doorways, extensive timber joinery, panelling and window surrounds being commonplace through the property. The left-hand room leads to a small study area, itself with an external door to the rear courtyard.

By the stairwell, a well-worn granite passageway leads to the kitchen and out to the rear courtyard.



On the first floor, there are 3 large bedrooms, all overlooking the front elevation and valley views, several with traditional fireplaces, the principal bedroom with a further ornate domed plaster ceiling. The bedrooms are served by a family bathroom, with an internal partition seemingly able to be removed to provide access to the second bedroom in Butlers Cottage to increase the bedrooms accessed from the house landing to 4 (subject to obtaining the necessary permissions).

To the side of the house is a rear courtyard, accessed via a stone arched gateway, with a dairy range including annex to the front, incorporating slate floors and shelves, granite troughs and a plethora of unusual vernacular features remaining in situ. To the rear of the courtyard are 2 cottages.

## Cottages

The two cottages have their own independent access: Cooks Cottage, a 1-bedroom cottage, and Butlers Cottage, a 2-bedroom cottage. These have been previously run as holiday letting accommodation.

## Buildings

To the rear of the house is a substantial 2-storey barn, with its own yard and parking area to the rear, potentially suitable for alternative uses, perhaps additional letting units, subject to obtaining the necessary consents. To the side of the yard is a further single storey stone outbuilding used for general storage purposes.



## Floor plan

**Approximate Area:** 2144 sq ft / 199.2 sq m (excludes void)

**Annexe:** 794 sq ft / 73.8 sq m

**Cooks Cottage:** 466 sq ft / 43.3 sq m

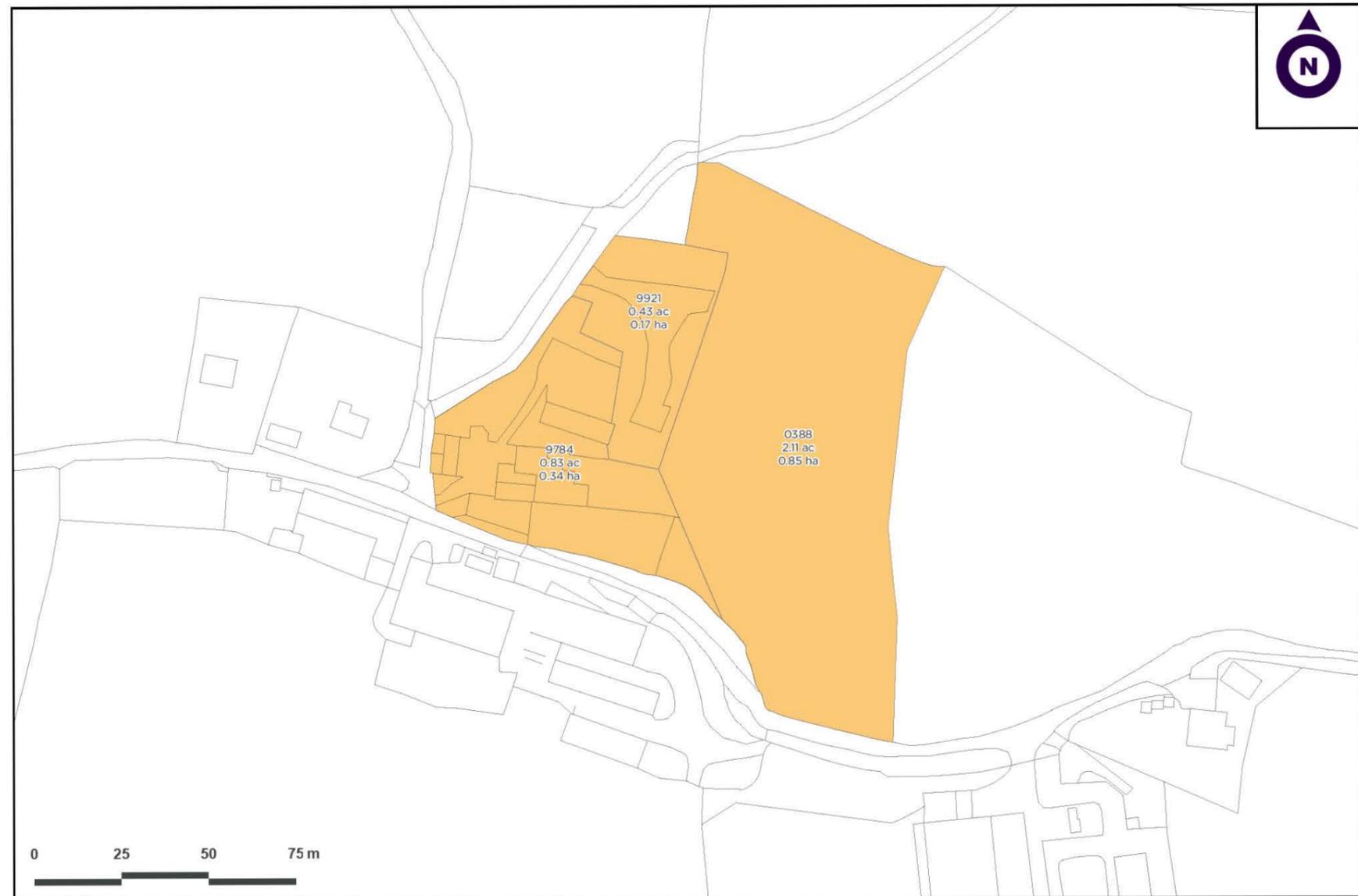
**Butlers Cottage:** 661 sq ft / 61.4 sq m

**Outbuildings:** 1542 sq ft / 143.3 sq m

**Total:** 5607 sq ft / 520.9 sq m

For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.





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### Method of sale

The property is offered for sale by private treaty.

### Tenure & possession

Freehold with vacant possession on completion.

### Listing status

Levalsa House is Grade II\* listed. The granite gateposts and the substantial barn to the rear of the house are both individually Grade II listed. Further details can be found on the Historic England website - [www.historicengland.org.uk](http://www.historicengland.org.uk)

A historic building report has been obtained by the vendors and can be provided by the agent on request.

### Overage

The pastureland and top yard area will be subject to an overage clause, payable on the grant of planning consent for any uses other than for agricultural or equestrian, due at 25% of any increase in value over an 80 year period from completion.

### Wayleaves, easements & rights of way

A right of way over the track immediately adjacent to the western boundary of the property will be granted for agricultural and equestrian purposes only, and uses ancillary to the use of the house as a single residential dwelling, subject to the buyer contributing a fair proportion of the maintenance costs according to user.

A public footpath runs over the western part of the yard area, as shown on the definitive right of way map.

### Services

Water - the property is currently served by a private supply. A borehole has been sunk on the property that has sufficient capacity to provide water for the property, a copy of the report can be provided by the agent on request. The borehole has been capped, the buyer will be obliged to install the necessary pump and filtration system and ensure the property is solely reliant on the borehole supply within 6 months from completion.

Electricity - mains.  
Heating - oil and solid fuel.  
Drainage - private.  
Telecommunications - Broadband.

### Boundaries

The purchaser will be obliged to erect and maintain a stock proof fence on the eastern boundary of the pastureland within 3 months of completion of a sale.

### Sporting timber & mineral rights

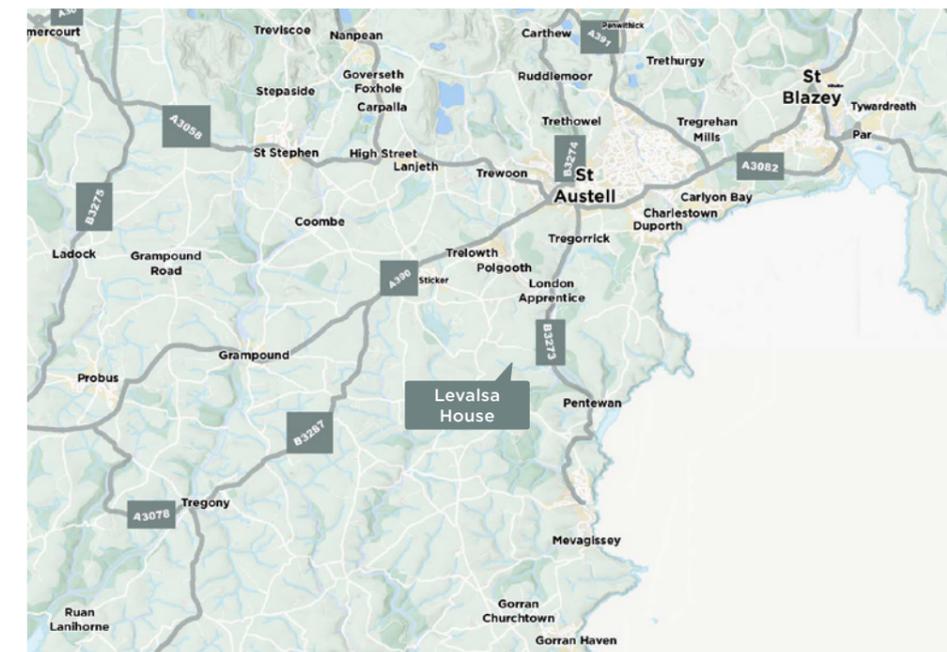
Sporting and timber rights are included. Mineral rights are excluded.

### EPC ratings

Levalsa House - Band F.  
Butlers Cottage - Band E.  
Cooks Cottage - Band E.

### Council tax

Levalsa House - Band F.  
Butlers Cottage - Band B.  
Cooks Cottage - Band B.



### Local authorities

Cornwall Council  
[cornwall.gov.uk](http://cornwall.gov.uk)

### Viewings

Strictly by appointment with the agents.

### Directions

From the A390 to the south-west of St Austell, take the turning into the village of Sticker. From Sticker, take the road known as Chapel Hill out of the village, signposted towards Mevagissey, St Ewe and London Apprentice, past the car park on the right and St Marks Church on the left.

After approximately 1km, at the 5 road junction known as Five Turnings, drive straight across taking the road at approximately a 2 o'clock position, signposted to St Ewe.

Drive for a further 1km, on a sharp right hand bend, turn left signposted to Tregenna and Levalsa. Levalsa House is on the left hand side after approximately 900 meters.



/// [ebut.searches.download](http://ebut.searches.download)



## Truro

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## National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)  
18 Davies Street, Mayfair W1K 3DS

## Important information

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