

NANCEALVERNE
PENZANCE

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Nancealverne, Heamoor, Penzance TR20 8TD

An important and historic manor house on the edge of Penzance, set in over 20 acres of parkland grounds, and having been in the same family since the early 1700's

- Beautiful country house on the edge of town
 - Steeped in history and Listed grade II*
- Substantial accommodation with large principal reception rooms • Upto 12 bedrooms
 - Currently laid out as five separate apartments/cottages
 - Well maintained and ready for reconfiguring to suit the next owners' needs
- Glorious grounds including formal gardens, parkland, woodland and ornamental lake
- In all about 22 acres • Rateable Value £9,700 (see notes in main text) • 8320 sq ft









SETTING THE SCENE

Set back from the road behind wonderful parkland and woodland, Nancealverne is without doubt one of the 'landmark' houses in West Cornwall, and those heading west around Penzance are afforded a precious glimpse of its beautiful facade on their way.

The gravel drive sweeps around the large circular front lawn to arrive at the impressive front of the house. The elegant interior breathes history, built with tin mining profits and prize money from Nelson's Battle of the Nile.

Lying in Mounts Bay and overlooking St. Michael's Mount, the harbourside town of Penzance with its charming Georgian streets offers a wonderful array of independent shops, restaurants, cafes and art galleries, besides the recently refurbished saltwater Lido pools. Also on the water's edge, the town has its own mainline railway station with regular services including overnight 'sleeper' to London Paddington.

HISTORY

Listed grade II*, the house has been in the same family ownership since its earliest days. The oldest parts of Nancealverne House date from Elizabethan times but the house was significantly enlarged in the 18th and 19th Centuries. The house was the former home of the Usticke family, early pioneers and adventurers in Cornish tin mining in the 1700's. Family members were involved in developing Wheal Owles and Wheal Hermon which were perilously situated on the cliffs close to Wheal Leisure, the mine near St Just depicted in the Poldark television series.

A family member of the current owner was the Kings' chief military surveyor and served as a Colonel with the Duke of Marlborough in his European campaigns in 1711.

The Usticke family heiress Mary Ann Scobell married John Armstrong and they brought their naval heritage to Nancealverne House. Changes to the house were funded by prize money received from Nelson's Battle of the Nile in 1798. Two members of the current owner's family who lived in the house fought at that battle and for many decades afterwards Colonel Scobell held a memorial Nile Dinner in the dining room of the house on 3rd August each year, this being the anniversary of the battle.

The house has often hosted local events and has played a prominent role in the cultural life of Penzance. In the Second World War there was a civic reception held at the house for the Free French naval officers who had

escaped from occupied France. The Circus and Penzance Gymkhana used to be hosted on the parkland in front of the house.

Since it was built, the house has been the home of soldiers, sailors, tin mining entrepreneurs, gentleman farmers and, more recently, members of the judiciary.

THE TOUR

Nancealverne is a captivating Georgian manor house set within almost 22 acres of gardens and parkland, serving as the heart of family life for generations. Steeped in history and with period features at every turn, large, elegantly proportioned rooms illuminated by magnificent 18th-century windows create grand entertaining spaces and inviting accommodation.

Unfolding across 8320ft, the substantial historic home has been thoughtfully divided into apartments, some operating successfully as holiday lets, with each featuring generous reception and kitchen spaces and extending to 12 bedrooms in all.

While the manor would benefit from sympathetic modernisation, it offers an extraordinary, versatile canvas brimming with potential. With endless possibilities, the estate invites new owners to reimagine the space, colouring in the picture to bring their creative vision to life. In summary the accommodation briefly comprises:

The Maisonette

The largest of the apartments, the four-bedroom Maisonette spans the front of the house, occupying much of the ground floor and the entire first floor. It includes four expansive reception rooms, a kitchen, and two bathrooms.

The West Wing

Set just behind the main house across the historic cobbled courtyard, the West Wing offers charming two-bedroom accommodation. It features a spacious entrance hall, two reception rooms, a kitchen, a bathroom, and a series of storerooms below accessed from the inner courtyard.

Admiral's Den

Situated on the ground floor of the North Wing, Admiral's Den is an impressive two-bedroom apartment with spacious living areas, including an elegant reception room, entrance hall, kitchen, and shower room.

Apple Loft Cottage

Nestled near the courtyard just behind Nancealverne House, Apple Loft Cottage had been beautifully refurbished, comprising of two charming en-suite bedrooms and a huge, open-plan living space that opens onto a private, south-facing cobbled terrace.

Second Floor Flat

Occupying the entire second floor of the North Wing, this two-bedroom apartment offers a living space, kitchen, bathroom, and additional storage.

STEP OUTSIDE

Approached via a sweeping gravel drive, the house reveals itself amidst formal lawns, parkland, and mature specimen trees. Set within just under 22 acres, the grounds and ornamental lake (with its own island) were laid out centuries ago and have been lovingly maintained, providing endless spots to wander, immerse and soak up the rich flora and fauna that surrounds. Formal gardens, framed by established trees, provide an abundance of vibrant year-round colour, where the micro-climate allow for sub-tropical tree ferns, palms and even a banana tree to flourish.

The gardens flow into parkland at the front, with a Victorian terrace and a magnificent old kitchen garden to the south. For horticultural enthusiasts, a series of

impressive vegetable beds and polytunnels offer endless opportunities for cultivation. Lawns and level pathways lead to tucked-away trails, winding through swathes of primroses, camellias, bluebells, rhododendrons, and lilies, eventually reaching the woods and lake – which even holds its own island!

SERVICES

Mains water and electricity, private drainage and a combination of oil-fired and electric radiators.

DISTANCES (All distances approximate)

Penzance main line station 1 mile, Newlyn 2 miles, St Ives 8 miles

WHAT3WORDS LOCATION

///embers.bookshop.drove

RATEABLE VALUE

£9,700

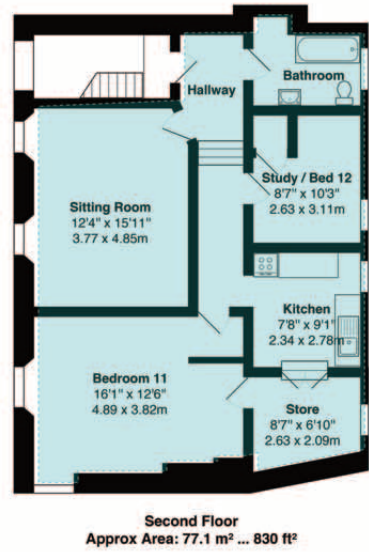
NOTE As of September 2024, this rateable value qualifies for Small Business Rates Relief



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Total Approx Area: 773.0 m² 8320 ft² (excluding courtyards)

All measurements are approximate and for display purposes only



- Admirals Den
- The Maisonette
- Apple Loft Cottage
- The West Wing
- Flat Three
- All other areas either communal or service areas

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	52 E
21-38	F		
1-20	G		

EPC - Apple Loft Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

EPC - Flat 2

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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