



Landulph House

Landulph, Saltash, Cornwall, PL12 6NG





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Auction Guide Price **£525,000 - £550,000**

For sale by public auction on Wednesday 7th
October 2026

Pre-registration is required for ALL bidders, No
approved AML check means you will not be able to
bid.

Impressive Grade II Listed residence in need of
substantial renovation and modernisation

Retaining a wealth of original character and period
features

Superb potential to create a beautiful family home

Set within generous and established grounds of
2.43 acres



Description

A rare opportunity to acquire a truly special Grade II Listed property, set within an exceptional and private position with direct access to the Tamar Estuary.

Landulph House is being brought to the market for the first time in approximately 40 years, offering an exciting opportunity for a new owner to restore and breathe fresh life into this historic Cornish home.

Surrounded by beautiful grounds, mature trees and open countryside, the property enjoys a wonderful sense of space and privacy, with far reaching views across the Tamar estuary and towards the surrounding landscape. The setting is undoubtedly one of the property's greatest features.

Steeped in history, the house retains a wealth of original character and period features throughout, providing an excellent foundation for a sympathetic restoration. The property now requires modernisation and improvement, but for those looking for a project with genuine character, scale and potential, opportunities such as this are increasingly difficult to find.

The accommodation and surrounding buildings offer considerable scope, subject of course to the necessary consents associated with its Listed status. There is also a substantial plot surrounding the property, creating further possibilities for landscaping, gardens and making the most of its spectacular setting.

Landulph House is a property that has the potential to become something truly wonderful once again — combining historic Cornish character with the opportunity to create a beautiful and individual home in an outstanding location.



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Accommodation

Internally, Landulph House offers spacious and characterful accommodation arranged over two floors, with a wealth of original features reflecting the history and charm of this Grade II Listed home.

The ground floor comprises a large entrance hall with doors leading off to W.C, Butlers Pantry, Study, Sitting Room and Drawing Room. Down the hall is access to the Lobby, providing potential for another access into the property, leading through to Kitchen and Utility.

Landulph House has two staircases leading to the First Floor. There is potential for 7 bedrooms on this level, with the benefit of two separate bathrooms serving these rooms.

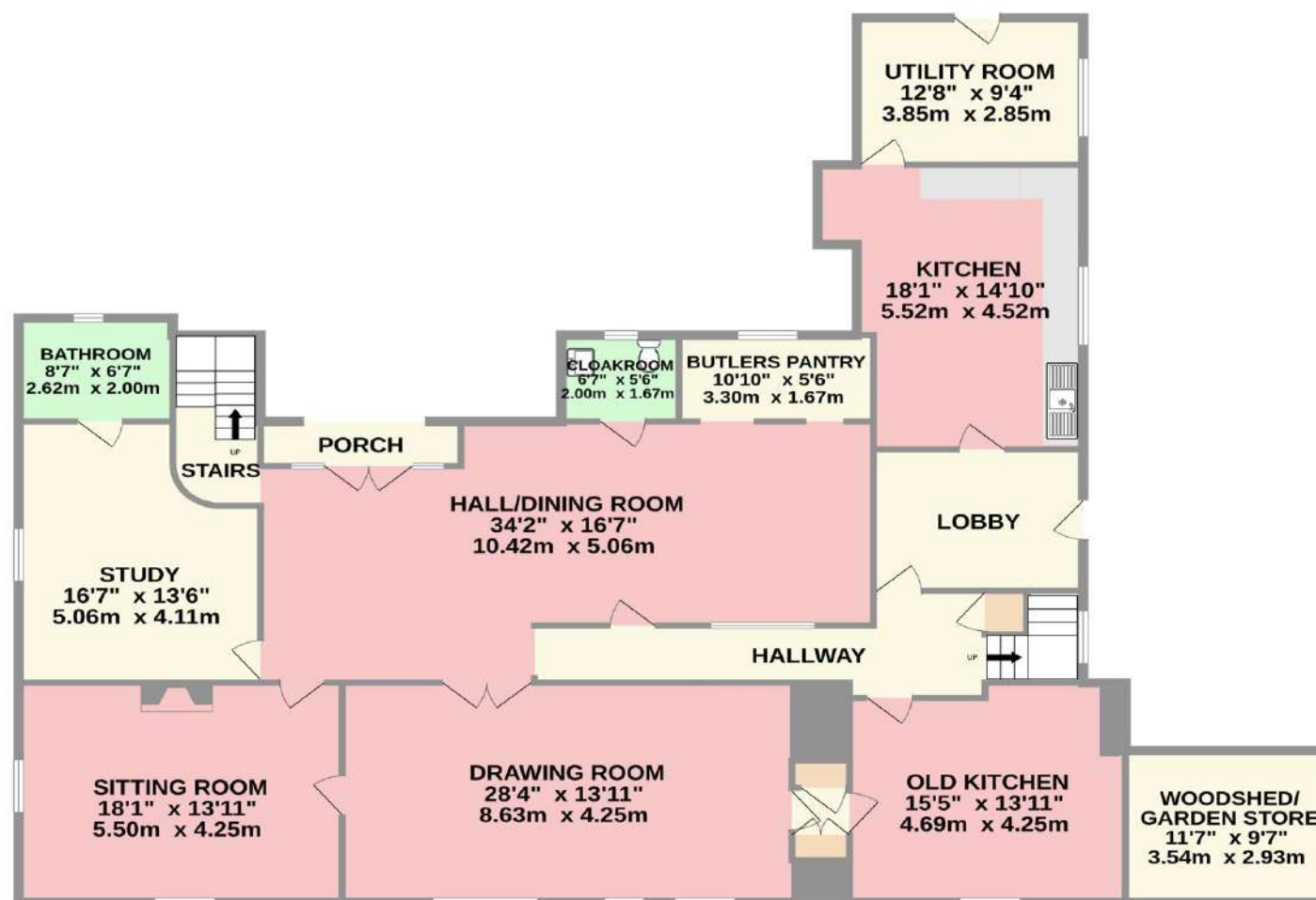
Throughout the property are numerous period details, including traditional slate-flagged flooring, sash single-glazed windows, open fireplaces with wood-burning stoves, alongside generously proportioned rooms with plenty of natural character.

The accommodation is now in need of renovation and modernisation throughout, presenting an exciting opportunity for a purchaser to sympathetically restore the property whilst retaining and enhancing its many original features.

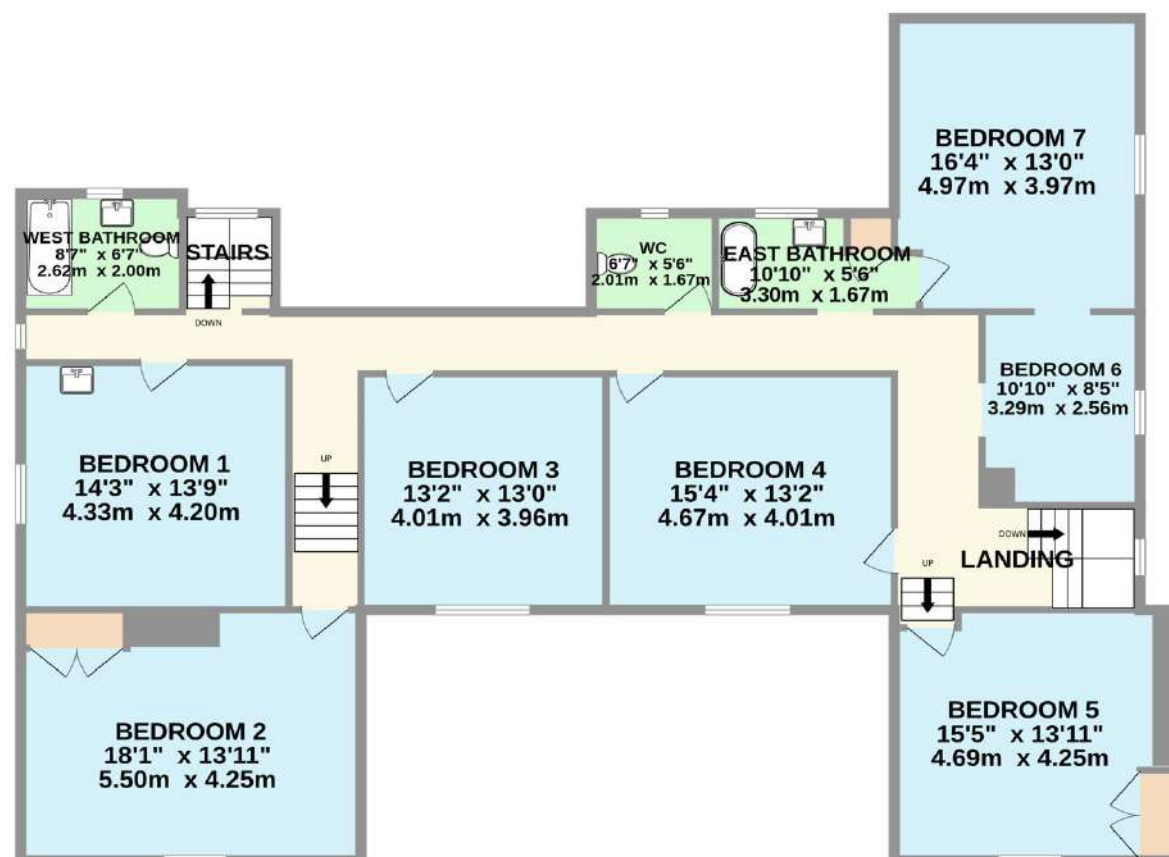
With its impressive proportions, historic detailing and abundance of character, Landulph House offers considerable potential to create a truly individual family home, carefully combining modern-day living with the charm and heritage of this unique period property.



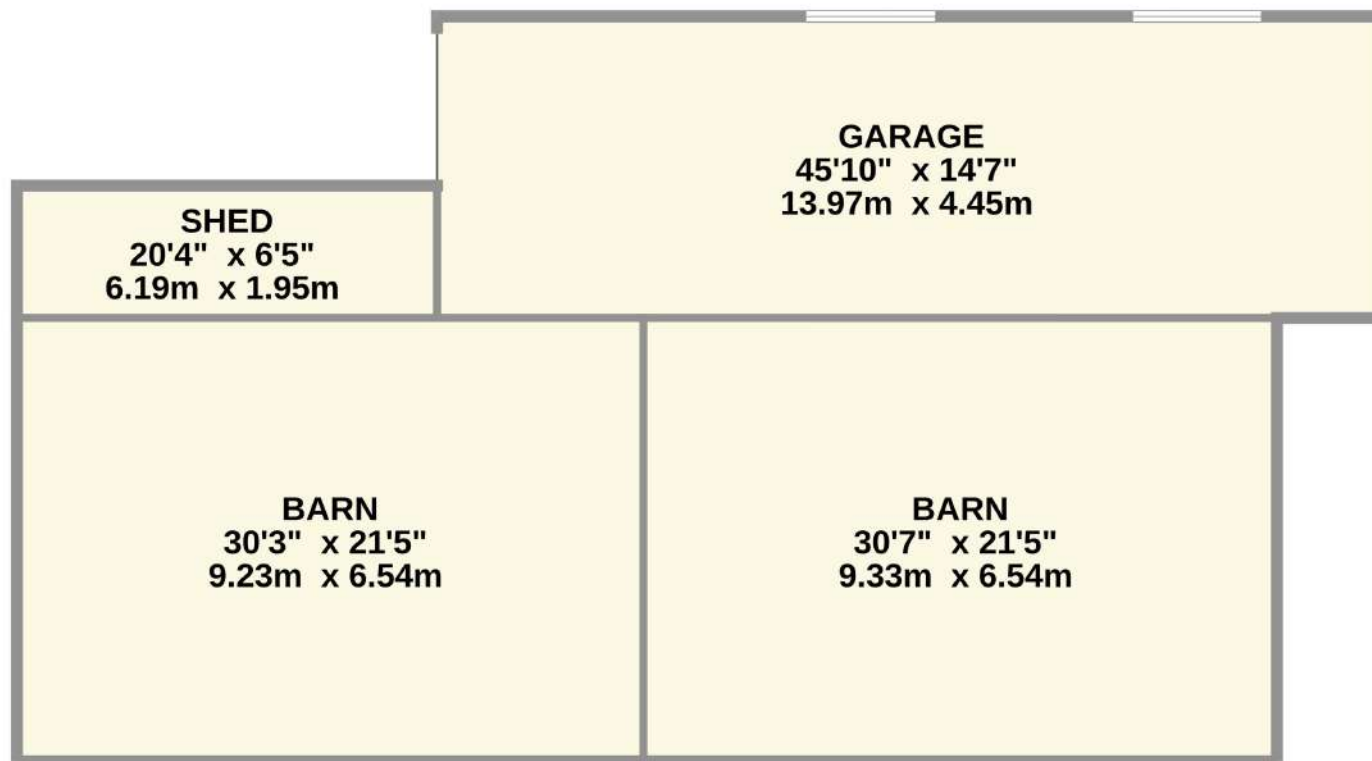
GROUND FLOOR
2435 sq.ft. (226.2 sq.m.) approx.



1ST FLOOR
1814 sq.ft. (168.5 sq.m.) approx.



GROUND FLOOR
2105 sq.ft. (195.6 sq.m.) approx.



TOTAL FLOOR AREA : 2105 sq.ft. (195.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

Landulph House is approached via a quiet lane, leading to the property and its wonderfully secluded setting. The grounds are a particularly special feature, comprising established woodland gardens with an abundance of mature trees and natural greenery, creating a peaceful and private environment.

The property occupies a generous plot of 2.43 acres bordering the River Tamar, enjoying impressive views across the water and surrounding countryside.

The mature grounds and waterside position provide a beautiful backdrop to the house and, with thoughtful landscaping and restoration, offer tremendous potential to create equally impressive gardens to complement this historic home.



Auction Venue & Date

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 7th October 2026 at 7pm.

Registration

Updated UK Government Anti-Money Laundering (AML) regulations now require all prospective bidders to complete and have their AML check approved BEFORE THE DAY OF THE AUCTION.

It takes less than 5 minutes to complete. Please visit our website for more information:

www.kivells.com/bidder-registration

Please note, AML checks cannot be completed on the day of the auction and this requirement applies to ALL bidders.

Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card.

Please note if the lot is sold prior to auction, or afterwards, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

Solicitor

Nicholls & Sainsbury, 131 Fore Street, Saltash, Cornwall, PL12 6AB

Auction Payment

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Local Authority

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the

vendor's agent whose decision acting as experts shall be final.

Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Land Plan

Not to scale and for identification purposes only.

Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

Please note that all prices listed, whether prior to or post auction, are subject to contract.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot.

Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.

Services

Mains electricity, private drainage via a septic tank, private water supply via a borehole.

Agents Note

The boiler and radiators have been disconnected and will require inspection and assessment by the purchaser. An oil tank is located on the premises; its condition and suitability would need to be checked.

A mains water supply is installed but not used.

⚡ EE Rating: N/A. Exempt due to Grade II Listing

£ Council Tax Band: F

/// Directions

What3Words – soccer.grub.detail

Viewings strictly by appointment only

Please ring **01579 345543** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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