



# LLANARTH

Fully Restored Historic Home

2761 James River Road • Howardsville, VA





Named after a Parish in South Wales, Llanarth this historic estate was home to the Gilmer Family for many years. Its design— an Italianate House— was popularized by architect Alexander Jackson Davis from 1840-1885. Its asymmetrical floor plan in rectangular sections with wings and a large porch adorned with columns imitates the look and feel of an Italian villa of Tuscany.

It appears that the original home was a two-over-two built in the 1840s and completed an addition in the 1890s. True to the Italianate style, the primary dwelling has gently sloping roof lines, emphatic overhanging eaves, tall chimneys, arches, and archways. Llanarth's orientation takes full advantage of slopes and variations in the landscape and the overhanging eaves provide protection from the sun and rain while outdoors.







The current owners purchased Llanarth in 2003 and committed to carrying on the legacy of this historic estate. They sought out the expertise of D. Jameson (Jamie) Gibson a well known restoration craftsman who had studied architecture in Perugia, significant restoration of the estate ensued.

Great care was taken to maintain the integrity of the estate's design and property employing highly skilled craftsmanship and attention to detail.

The renovation expertly connects the eras of Italianate and Craftsman styles with the use of wainscoting and board and batten in many areas in the home, upstairs and down. The rooms are wonderfully proportioned. Wrapping the walls of the living room is an original mural whose images are reminiscent of the beautiful work of British artist and illustrator Cecil Aldin (1870-1935).

Llanarth has a series of exterior areas– porches, terraces, and patios– that expand the living space and connect to nature and the land surrounding it. You'll find the many porches to be a sanctuary from the sun's heat with view of the surrounding woods that offer a gentle hug.





Rock + Relax on a Southern Porch





The kitchen was enlarged by about 500 sf to include a cupola above the morning room area, a large pantry, remote-operable skylights and a delightful screened-in porch with bluestone flooring.

Wonderful stained glass vignettes add a beautiful touch to the large dining room.



Large historic oak island adds so much character to the kitchen.

The butler's pantry off the kitchen has soapstone counters and abundant storage.





There is ample space for your 'good reads' and treasures on the hand-crafted built-in bookshelves that surround the library.





Ceramic tile floors in all bathrooms.

Radiant flooring in all the bathrooms, kitchen and mudroom.

Expansive owner's suite and dressing area.

All fireplaces have been relined and are fully functional. The living room has a very efficient Rumsford-style insert. There are fireplaces in the first floor study and the first floor bedroom. Upstairs there are fireplaces in the owner's suite, dressing room, and the back bedroom.

Soapstone has long been a part of Central Virginia's history. The sleek, soapy-to-the-touch rock has been quarried in surrounding counties since the late 1800s, and particularly in Schuyler, Virginia in Nelson County. The hearths and surrounds of all the fireplaces artfully reflect Virginia's history.



Cozy Up



# Cottage | Workshop | Studio | Dance Space



The cottage/studio is about 300 ft from the house. It has a sleeping loft, heart pine flooring, a wood stove, vaulted ceiling, lots of windows, and an attached deck. There's no central heating/cooling but a mini-split could be added easily. The cottage/studio is an amazing light filled creative space with so many possibilities.



## Additional Features:

- A 20-KW generator to serve the main house and the studio/cottage.
- 1,000 gallon underground propane tank.
- Electrical service upgraded to 200 amp/220 service.
- ADT whole house alarm system.
- Two wells: main house and cottage/ studio.
- Two septic tanks and fields: main house and cottage/studio. Septics tanks pumped 5 years ago.
- The walls were stripped down to studs and all new insulation applied, including the attic.
- Energy-saving whole house attic fan. There is no central air conditioning.
- All the new doors, storm doors, and screens were custom made to match any remaining originals, keeping with the character of the original design.
- Entire interior painted.
- All the original flooring is heart pine and oak and have been refinished.
- Board and Batten added to walls to match original walls.
- Propane fueled, hot water radiator heat in all the rooms.
- All the patios, terraces and stone work were added.
- The first-floor porch flooring is new and recently painted.
- Two staircases– one in the front hall and another off of the kitchen– give 'private' and 'public' access to the upstairs.
- This 1890's addition added the back set of stairs and a laundry chute that conveniently delivers clothes directly to the large first-floor laundry room.
- Carport with random patterned brick flooring.
- Delightful water feature with a circulating pump.
- Copper roof, gutters and downspouts.
- Current WiFi is very good at the cottage but not as good at the house. An extender or ethernet cable can easily be added. Fiber optics (CVEC) is at the property line and FireFly is the contractor for connecting to high-speed broadband.



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