



52 St. Mary's Lane

Louth

M A S O N S

— Celebrating 175 Years —

52 St. Mary's Lane

Louth
LN11 0DT



Individual detached house
5 bedrooms with en-suites
4 versatile reception rooms
Grounds exceeding 1 acre (STS)
Quiet secluded setting
Parking forecourt and detached
double garage

Nestled in a peaceful and secluded setting, this individual detached house sits within beautifully mature grounds extending to over one acre (STS), offering a tranquil retreat in a prime residential location. The property features five en-suite bedrooms, four versatile reception rooms, and a spacious open-plan living, dining, and kitchen area, ideal for both family life and entertaining. The grounds include a forecourt with ample parking and a detached double garage. This exceptional home is being offered with no overage clause or restrictive covenant, making it a rare opportunity to acquire both a family home and a potential investment.

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The welcoming entrance is accessed via a sweeping gravel driveway, leading to impressive hardwood double doors with leaded glass panes, which open into the entrance hall. With windows on either side of the doorway, the hall features an oak-effect ceramic-tiled floor, downlighting, and a handy walk-in cloaks cupboard. From here, the spacious layout flows through to the reception areas, including a study with an oak-effect ceramic tiled floor and built-in shelving. The reception room, currently used as a yoga studio, offers abundant light from windows on both the front and rear elevations, and double-glazed French doors that open to the main garden. The inner hall is equally impressive, featuring a grand staircase with pillared balustrades leading to the first floor.





The snug/playroom offers a cozy space, complete with a gas fire in a light-coloured timber surround and large alcove shelving.



The lounge is a particularly generous size, boasting a handsome stone fireplace with a cast iron multi-fuel stove. Oak flooring runs throughout, and large windows overlook the entrance to the house.



The dining room provides an excellent space for formal entertaining and is enhanced by ceiling speakers and downlighting. It flows seamlessly into the kitchen, which is fully equipped with French oak-style units by Arthur Bonnet, a Britannia range cooker, and a spacious island.

The adjoining dining and family area continues the theme of light-filled spaces, with French doors that open onto the garden, offering easy access for al fresco dining.

The utility room, with additional cupboard space, and a cloakroom WC complete the ground-floor accommodation.







The gallery landing on the first floor overlooks the stairwell and provides views of the garden through a three-panel window. The landing leads to the master suite, a luxurious space featuring a dressing area with extensive wardrobe units and an en-suite bathroom. The bedroom itself is a spacious retreat, with French doors opening onto a Juliet balcony, offering views over the gardens and surrounding wooded areas. The second bedroom is another generous double, with light oak flooring and en-suite bathroom, while the third bedroom is also a spacious double with large windows and plenty of natural light. The fourth bedroom is a smaller double, with built-in wardrobes and an en-suite bathroom with a bath and shower over. Each bedroom is well-proportioned, with high ceilings and beautiful natural light.







The second floor is accessed by a separate staircase, leading to the fifth bedroom, which enjoys a deep part-sloping ceiling and Velux skylight windows that offer far-reaching views of the town. This room also benefits from an en-suite shower room, making it ideal for guests or as a private space for older children. The skylights create a light and airy feel, while the layout ensures plenty of storage space, tucked under the eaves.





The grounds of this property are simply exceptional, extending to over one acre (STS) with mature trees and shrubbery that create a private and secluded outdoor space. A large gravel driveway leads to a forecourt offering ample parking and access to the detached double garage, which is fitted with power and lighting.



The main garden, situated on the south side of the house, is laid to lawn and bordered by well-established hedges and trees, providing a peaceful oasis for outdoor living. A patio area, complete with handrails and steps, provides an ideal spot for al fresco dining. A raised lawn on the north side of the property features a summer house and a chicken/duck shed. The grounds also include a rustic arch and ornamental pond, leading to further lawns.





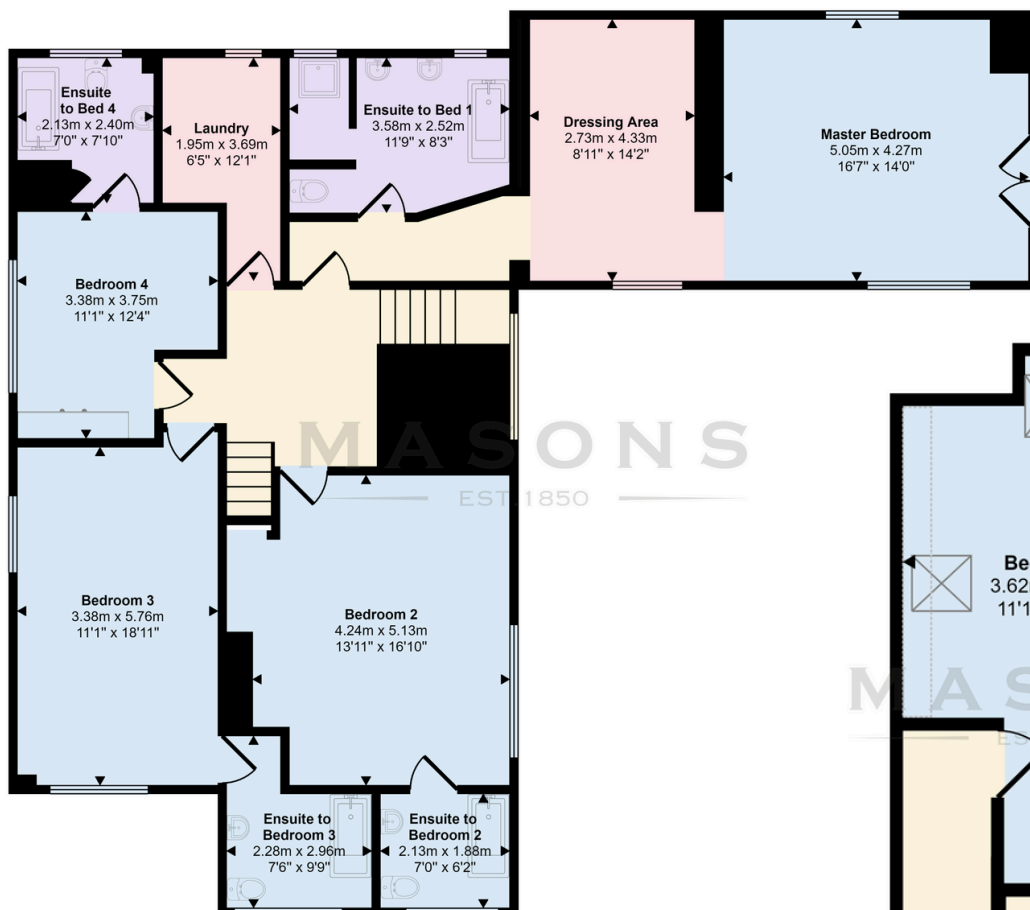


Applicants should note that outline planning permission was obtained on the far south-east corner of the grounds for a single dwelling and the plot is being marketed by this agent separately and is currently sold STC (NB the plot is shown with blue outline on the aerial image).

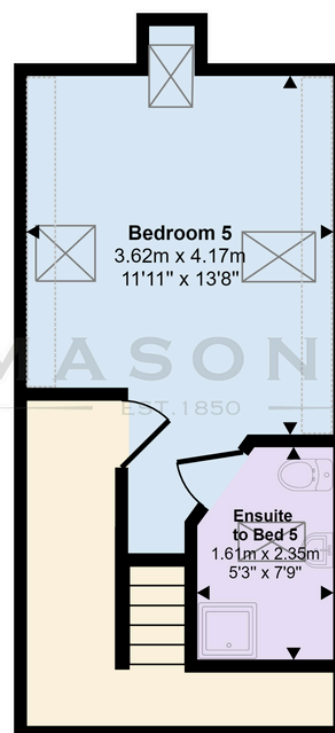


Ground Floor
Approx 184 sq m / 1986 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.



First Floor
Approx 145 sq m / 1563 sq ft



Second Floor
Approx 27 sq m / 294 sq ft

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Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 35 miles away, and Grimsby, just 24 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band G

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Agent's Note

The red and blue lined aerial image shows an approximation of the boundaries of house and plot which should be checked carefully against the contract plan upon sale.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

M A S O N S

EST. 1850

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Louth, Lincolnshire
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