



The Old National School, Westgate, Louth, LN11 9YH

M A S O N S
EST. 1850

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01507 350500

An exceptional Grade II Listed town house with great heritage dating back to the early 19th century offering contemporary living accommodation within Louth's most sought after conservation area. The Old National School combines period features with beautifully appointed modern living space.

Two elegant reception rooms with fireplaces and to the first floor 3 generous double bedrooms, one with en suite and a further fantastic bathroom. Along with an arched Cellar the property also enjoys a large superbly presented private garden to the rear with outbuildings and segregated patio areas. Ideally positioned in close proximity to Westgate fields and just a short walk to the town centre.





Directions

On foot, proceed to the west end of St. James' Church and facing Westgate, proceed away from the town centre along Westgate. After passing the junction with Breakneck lane the property will be shortly on the right.

The Property

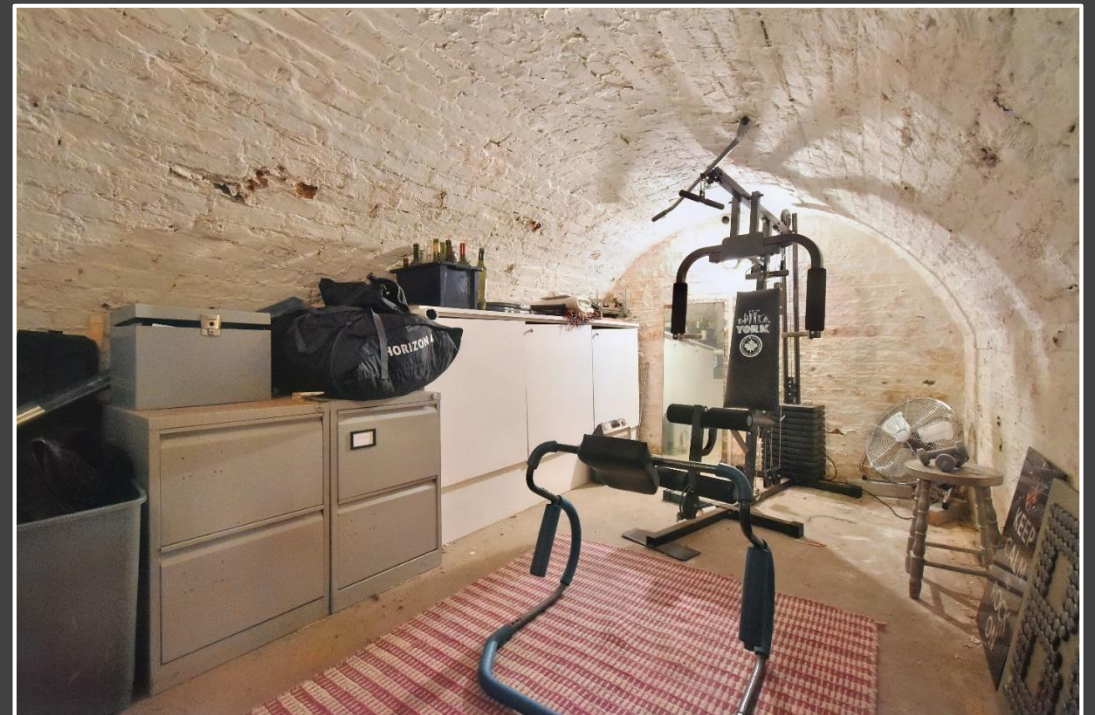
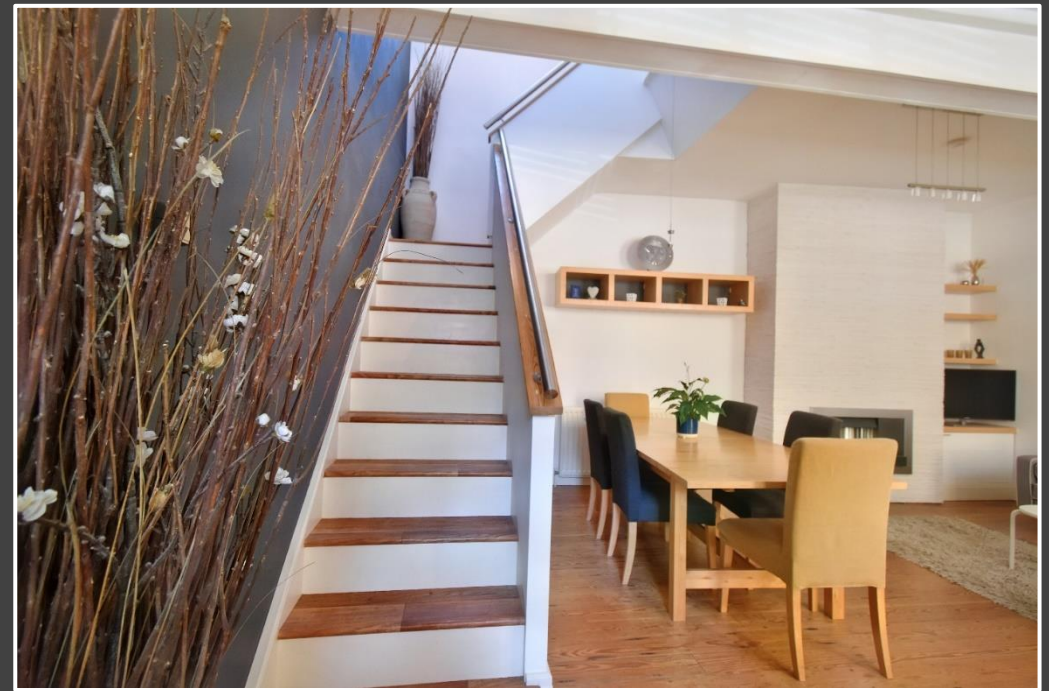
An exceptional Grade II Listed town house with great heritage believed to date back to the early 19th century dated MDCCCXI (1811) and formerly being a National School, with listing detailed as WRVS Headquarters. We are advised it was later converted to residential dwelling and further converted in the 1980s into two separate dwellings with the 'Old National School' occupying the entire front of the building. The property is presented in superb contemporary and industrial style, retaining many original features including the original arched cellar, timber sash windows benefitting from secondary glazing throughout. Gault brick to the front with red brick to sides and the original National School plaque situated on the front wall. Pedimented wood door cases with ornamental fan lights and bracketed eaves cornice and slate roof. The property is heated by way of a Glow Worm Hideaway gas central heating boiler.

Accommodation

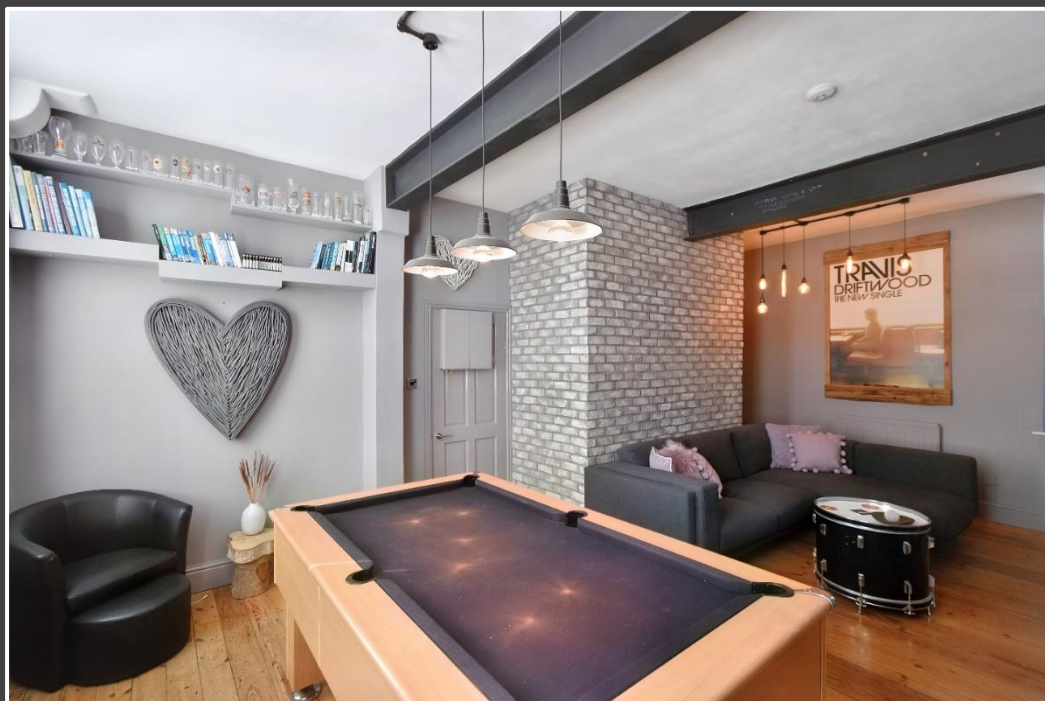
(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance Porch

Accessed via a solid timber door with pedimented casing, fan light above with attractive timber mouldings. A spacious porch having fitted shoe storage cupboards to either side, tiled floor and a grey-painted, part-glazed door with frosted glass windows leading into the:







Living Kitchen Dining Room

A superb and open plan entertaining space creating excellent versatile use, currently set up with dining table, sitting area and kitchen which benefits from a range of base and wall units with solid timber doors and beech-block worktops. To one side is a Hotpoint single electric oven and four-ring gas hob set in stainless steel sideboard with extractor above. Large Belfast sink with chrome mono mixer tap and integrated Indesit dishwasher to side. Twin sash windows to front allowing light to flood into the room from the southerly aspect. Solid timber floors extending into the superb sitting and dining space, ideal for entertaining with feature chimney breast and inset contemporary gas fire, fitted alcoves and storage cubbies beneath the stairs. To the side, staircase leading to the first floor with stainless steel handrail. Door to side leading through to:

Lounge

A further superb room having exceptional attention to detail to create a high-quality, contemporary features. Grey exposed brick wall and chimney breast with inset log burning stove and tiled hearth. Twin sash windows to the front and exposed RSJ beams and hanging pendant lights creating a modern industrial vibe. Solid timber flooring, further window to rear looking towards the garden. To the side is a door leading to:





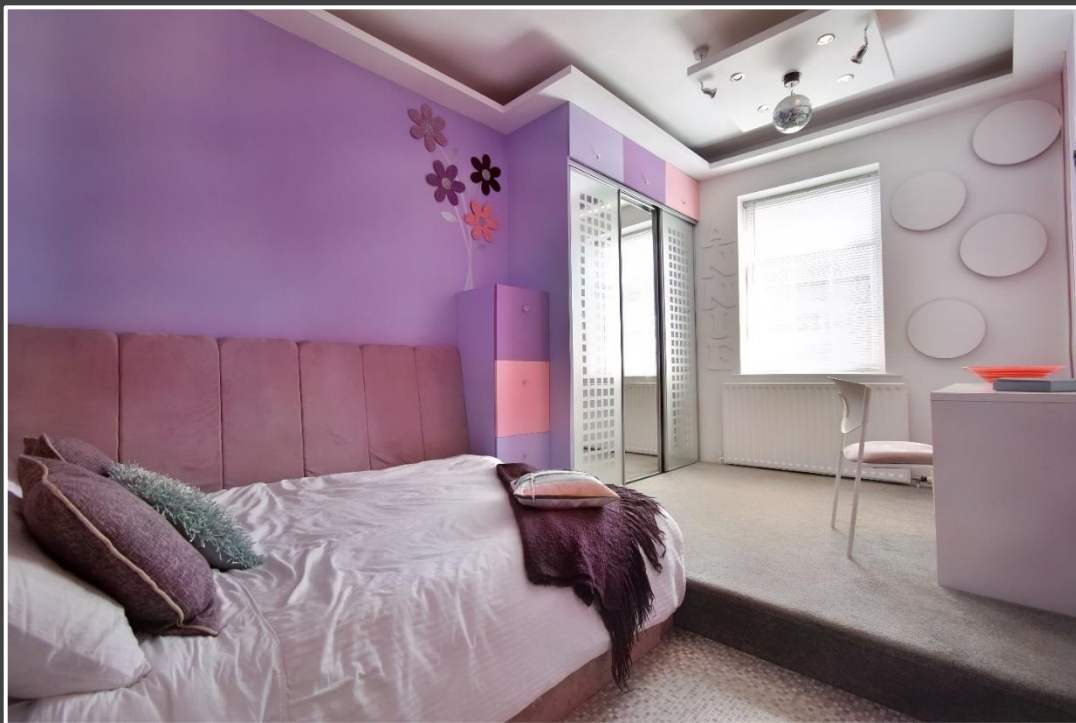
Cellar

Brick steps leading down to arched cellar. High-level shelving fitted to walls, concrete floor and arched brick cellar with lighting and power supply, currently set up as a superb gym and could be utilised for a variety of purposes with storage shelving to end wall. An excellent additional space.

Passageway

Accessed from the front right-hand door from the road is the shared entrance door leading to the passage down the side of the property also giving access to number 2 The Old National School, owned by this property with right of way given to them. Stone-flagged floor. Rear entrance door giving access to the lounge and doorway leading through to the rear garden.





First Floor Landing

Stairs and landing having oak-effect vinyl cushion flooring with timber banister and stainless steel handrail. Window over stairs overlooking gardens. Loft hatch giving access to the roof space.

Master Bedroom

Superb large master room with twin sash windows overlooking the front. Suspended spotlights to ceiling and brick-effect wall covering to one side. Range of built-in wardrobes with grey gloss doors with hanging rails and further drawers within. Matching bedside units with drawers and fitted lights, grey carpeted floor and door into:

En Suite Shower Room

Walk-in shower with pivoting glass door. Alcove with mirrored backing, thermostatic shower mixer with hand and rainfall head attachment, fully tiled walls in attractive stone colours and window to front. Chrome heated towel rail and matching tiled floor. Wall-mounted glass bowl sink unit with chrome mixer tap and towel rail below. Extractor fan to ceiling and spotlights with star light clusters above shower. Back-to-wall WC with built-in shelf above.



Bedroom 2

A further generously sized double room, with built-in wardrobes to one side having hanging space and built-in drawers within. Music-themed decoration to walls, twin sash windows to front.

Bedroom 3

A further double room with split-level floor leading to a raised carpeted area with superb, motorised disco ball and up-lit false ceiling to perimeter. Further spotlights and having a built-in wardrobe with mirrored sliding doors. Large window to front, built-in double bed frame with drawers below and panelling to perimeter.

Family Bathroom

An exceptional and high-quality fitted bathroom with superb features including large free-standing bath with wall-mounted taps and hand shower attachment. Alcoves to wall with





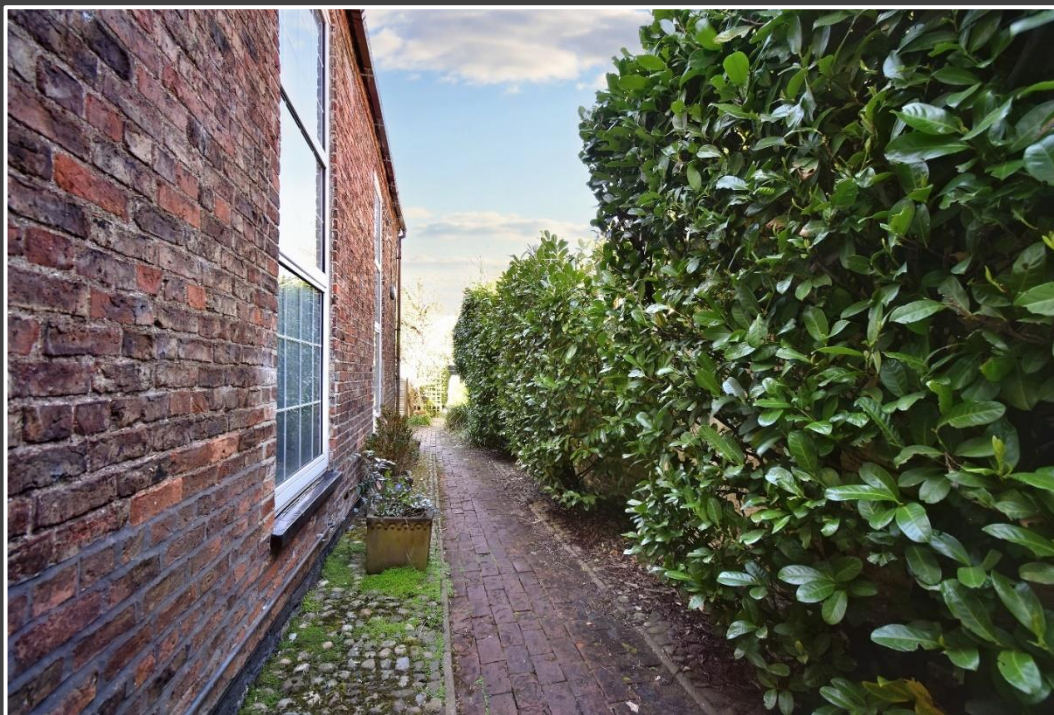
mirrored backing, tiled walls in attractive grey, ceramic bowl sink with wall-mounted taps and large storage drawer below. Built-in mirrored cupboard to wall with lighting, contemporary chrome radiator, large sash window overlooking gardens to rear. Back-to-wall WC with built-in storage cupboard adjacent. Dark oak-effect vinyl cushion flooring and step up to shower area with fully tiled walls and floor in gloss greys with chrome highlights. Shower with glass sliding door, thermostatic mixer unit with hand and rainfall head attachment, extractor fan to ceiling and airing cupboard to side fitted with shelving and housing the Glow Worm Hideaway gas boiler with hot water cylinder above and further chrome heated towel rail to side.



Garden

Pathway with planted laurel bushes and brick-laid footpath (initially shared), leading into the then private garden for the property, having a good range of mature bushes and plants, timber sleepers and gravel and having an excellent aspect, enjoying the sun at various points of the day, particularly afternoon and evening. Timber pergola walk-through with brick wall to the entire length on the right-hand side having stainless steel bulkhead lighting fitted to the entire length. Raised planted borders to side and to the initial riven stone-paved patio area, having a sheltered aspect and west-facing seating area, creating an excellent suntrap. Walkway through leading to the timber shed fitted with shelving and electrics, ideal for garden machinery storage. Further riven stone paved patio area, ideal for al fresco dining and barbecue area, having a sheltered aspect and views of St. James' church spire over the garden wall. The extensive garden continues with steps down leading into the lawned area with mature bushes to either side and raised brick borders.

At the far end is an excellent array of plants including olive, fig, apricot and plum which bear good fruit during the summer and autumn months. Rendered grey wall which separates a useful storage area to the corner, gravelled entrance leading up to the excellent and surprisingly spacious brick-built garden room at the very rear, having painted timber cladding





and a pitched roof with slate-style covering with lights and electric provided. Currently used as a garden store but could ideally be converted to a summer house or a useful home working space, subject to any necessary consents.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest

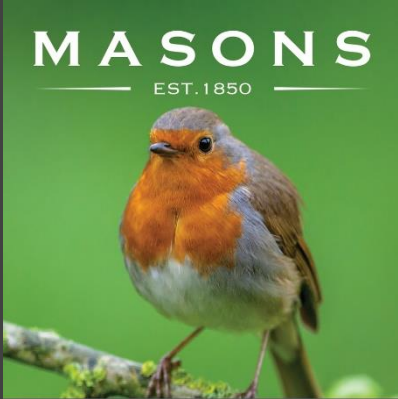
point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

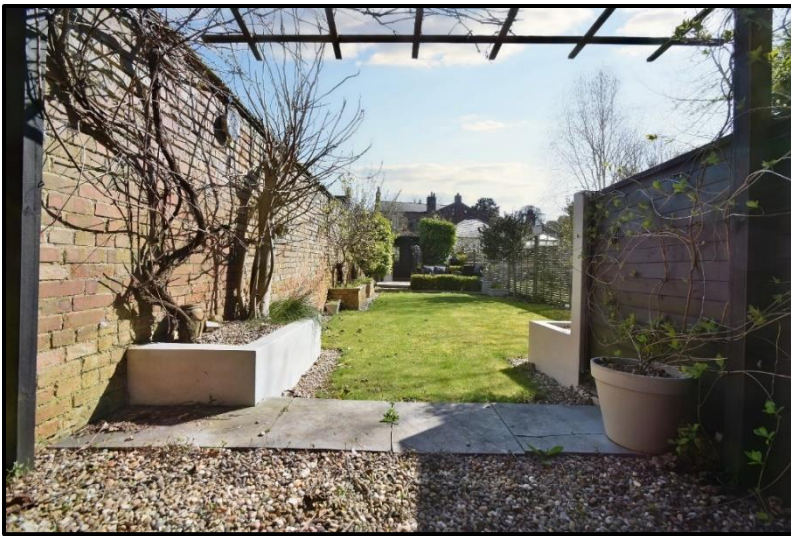
Viewing

Strictly by prior appointment through the selling agent.

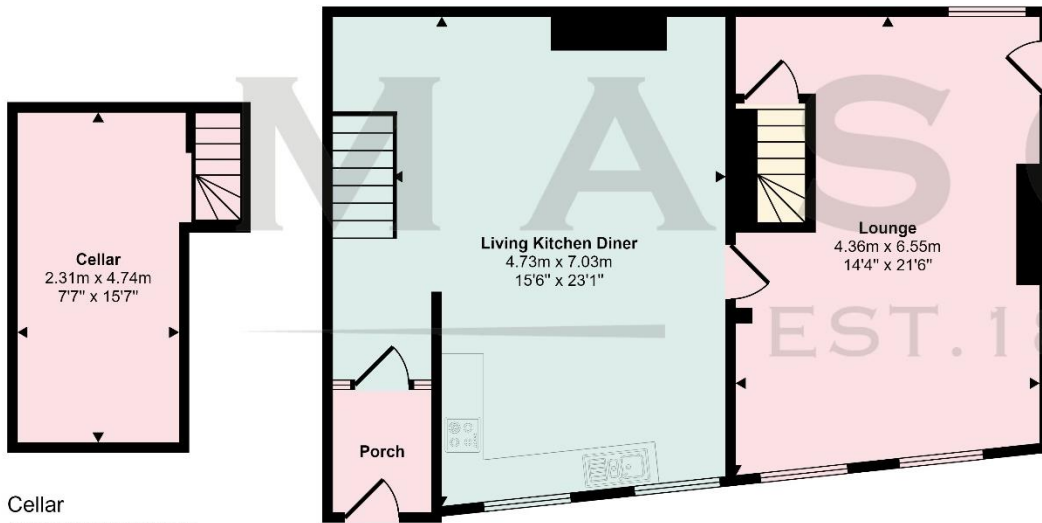
General Information

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



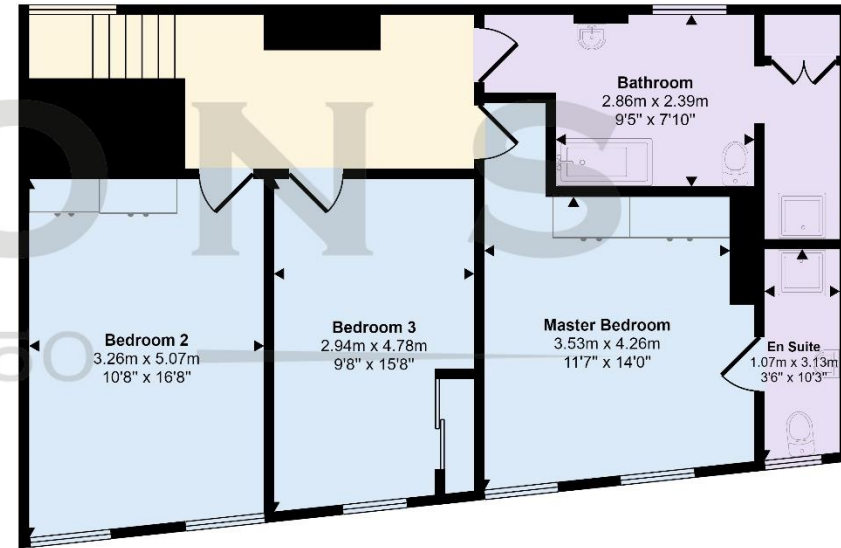


Approx Gross Internal Area
159 sq m / 1715 sq ft



Cellar
Approx 12 sq m / 133 sq ft

Ground Floor
Approx 67 sq m / 724 sq ft



First Floor
Approx 80 sq m / 858 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 the real items. Made with Made Snappy 360.

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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