



Small Wells

Bridge Street Louth
LN11 0DP

M A S O N S
— Celebrating 175 Years —



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Detached 3-bedroom home in Louth's conservation area

Elevated position with uninterrupted views of St James' Church

Lounge and kitchen diner with direct garden access

Three double bedrooms and family bathroom

Detached single garage, private gated parking and outbuildings

South- and west-facing gardens totalling approx. 0.22 acres (STS)

Walking distance to town centre, schools and amenities

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Hidden away in one of Louth's most coveted settings, Small Wells offers a rare combination of elevation, privacy and spectacular views—all just a few minutes' stroll from the heart of town. Set within the town's central conservation area, this three-bedroom detached home occupies a generous plot of approximately 0.22 acres (STS), with far-reaching views across the River Lud to the soaring spire of St James' Church. With its mature wraparound gardens, detached garage, and quiet position at the end of a private lane, this is a unique opportunity to enjoy peace, space and character in the very centre of Louth.



The house, built in 1973, has been carefully maintained and remains full of potential. Inside, the entrance hall leads to a large dual-aspect lounge—bright and welcoming, with a feature brick wall and gas fireplace. The kitchen diner runs along the southern elevation of the house, with patio doors opening directly to the garden and framing the most incredible view of the church tower and tree-lined skyline. The kitchen itself is fully fitted and includes integrated appliances, ample workspace and room for a full-size dining table. A ground-floor WC completes the downstairs layout.



Upstairs are three double bedrooms, including a spacious principal bedroom with twin windows to the front and built-in wardrobes. The family bathroom is well-proportioned and includes a panelled bath with electric shower, with airing cupboard and Worcester boiler discreetly housed in the corner.



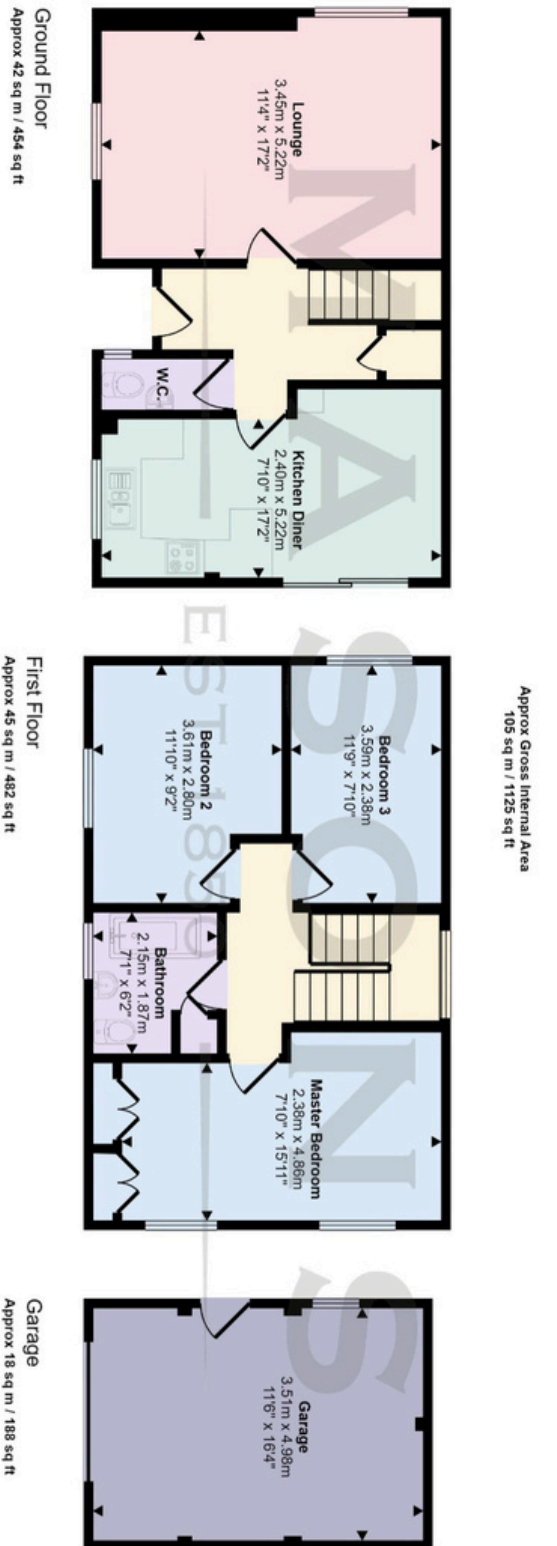
Outside, the gardens are where the magic of Small Wells truly comes alive. Mature borders, fruit trees and lawned areas encircle the house, with multiple patios, pathways and hidden corners to explore. A timber-framed aviary with polycarbonate roof has potential for conversion into a garden room or covered dining area, while the greenhouse, shed, and even a former pigsty add utility and charm. The driveway leads to a single brick-built garage with workbench, lighting and power, while a secondary gravel parking area sits beside the house. Subject to planning, the size and orientation of the plot would readily support a rear or side extension.

Private, elevated, and rich in potential, Small Wells is a once-in-a-generation opportunity to create your dream home in one of Louth's most iconic and peaceful settings.









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.

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

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, 26 miles away, and Grimsby, just 16 miles to the north.



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

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

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.

Tenure

Freehold

Directions

From St. James' Church, travel north on Bridge Street and take the right turn into a private lane opposite the Bridge Street car park. After a short distance, the gated parking area and garage for Small Wells will be on the left-hand side. Please park in the public car park for viewings.

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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