



Clairview

Louth

M A S O N S

— Celebrating 175 Years —



Clairview

St Mary's Lane, Louth
LN11 0DT

Elegant 1929 five-bedroom period home in sought-after Louth

Art Deco and Arts & Crafts features throughout

Stunning 29ft garden room with vaulted ceiling and fireplace

Principal bedroom with en suite roll-top bath

Large front and rear gardens with log-cabin studio and stores

Detached log cabin studio with power and insulation

Spacious private driveway and parking area to rear

MOVEWITHMASONS.CO.UK
01507 350500





A house of substance, story, and style—Clairview is a stunning period residence from the 1920s Art Deco era, discreetly tucked along one of Louth's most desirable leafy lanes. With beautifully restored interiors, a magnificent vaulted garden room, five bedrooms, and vast, established gardens front and back, this is a home where heritage meets craftsmanship in the most graceful of settings.



Set behind a lychgate and approached by both pedestrian path and a private rear driveway, Clairview makes an immediate impression. The house stands elevated, with its distinctive half-timbered gable and handsome brick façade framing the picture-perfect front garden. Inside, you'll find a thoughtful blend of original character and high-quality modern updates. The entrance hall is a fitting welcome, with an Arts and Crafts-inspired stained glass window, oak floors and a wide staircase with elegant balustrades.



There are two original reception rooms, each full of charm and versatility, but it's the show-stopping 29ft garden room extension that forms the heart of the home. With a vaulted ceiling, exposed king post trusses, full-height glazing and a dramatic gable fireplace, this space is perfect for relaxing, entertaining or simply soaking up the garden views. A modern fitted kitchen—with black granite worktops, painted oak cabinets, and a walk-in pantry—offers both style and function.



Upstairs, the layout is ideal for larger families or visiting guests. The principal bedroom suite enjoys its own en suite with roll-top bath, while four further bedrooms and two separate shower rooms provide flexibility for work, leisure or sleeping arrangements. Throughout the home, careful attention has been paid to preserving and enhancing period features—from Delft racks and York stone fireplaces to leaded lights and column radiators.



“—
Period elegance and
modern space—
rarely do the two
align so perfectly.
—”







Outside, the gardens are a true sanctuary—mature, colourful and wonderfully private, with hidden corners and peaceful terraces. A detached timber log-cabin studio with power and insulation adds an inspiring creative or work-from-home space, while further stores and outbuildings provide ample storage.

This is a house that has grown gracefully with time—a celebration of heritage, beauty, and light, in one of Lincolnshire's most loved market towns.

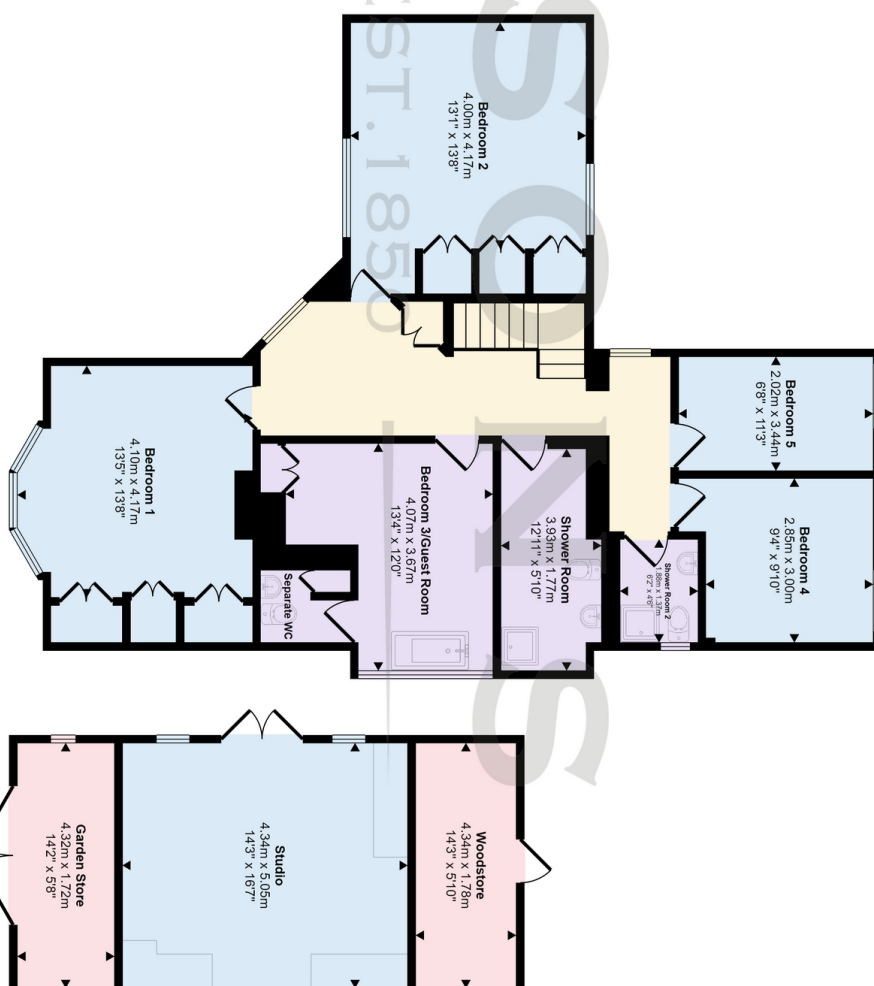




Ground Floor
Approx 128 sq m / 1381 sq ft



First Floor
Approx 102 sq m / 1099 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.

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		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band F

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 along Bridge Street into Grimsby Road and then bear left along St. Mary's Lane. Continue for some distance and look for the lychgate on the right side, which is the pedestrian entrance through the front garden to the property, and by car look for the small right turn along the lane leading up to a number of St. Mary's Lane properties and giving access a short distance along on the right, to the rear driveway and parking area behind Clairview.

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

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (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; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

rightmove

ZOOPLA

OnTheMarket

PrimeLocation

equestrianproperty4sale.com

UKLANDand
FARMS.co.uk