



THE ASSEMBLY HALL
WESTGATE, LOUTH LN11 9YE

M A S O N S
EST. 1850

THE ASSEMBLY HALL, WESTGATE, LOUTH, LINCOLNSHIRE LN1 1 9YE

Enjoying a wonderful setting between two impressive Listed 19th and 18th Century townhouses, with views taking in nearby St James Church and close to the town centre, this brick and slate former school hall represents a unique conversion opportunity to create a fabulous home with a stylish interior, a south facing walled rear courtyard and a single parking space in the adjoining courtyard. Positioned in the heart of the Conservation Area.

THE PROPERTY

Formerly part of the King Edward VI grammar school complex, full planning permission was granted on the 13th of December 2019 for change of use, conversion of, and alterations to the former assembly hall (which is a Listed Building) to provide a dwelling and erection of a boundary wall to a maximum height of 2m (wall now completed). The Assembly Hall will be the last of this complex of Period buildings formerly owned by the Grammar School to be converted by the prospective purchaser in due course. The school had previously converted the two town houses to dormitories and connected the two by the later addition of the assembly hall. Full planning details can be found by visiting the planning portal of the East Lindsey District Council planning portal and searching for application numbers N/105/01254/19 and N/105/01256/19.

The following are CGI images and floorplans by the architect illustrating a conversion scheme thought to best exploit the potential and height of the building together with a brief description of the intended rooms. There is scope for the buyer to adjust the interior designs or create a totally different bespoke layout



according to taste. Photographs of the building as at present are then included with sections and a site layout plan.

Directions: From St James Church, drive south along Upgate and after the zebra crossing take the narrow right turn along Gospelgate. Just before the end of the road turn right along Schoolhouse Lane and the courtyard leading to The Assembly Hall entrance is then on the right, after the railings and

by the third lamppost along with tall brick pillars punctuating the entrance. In the right rear corner, the gate into the property will be found and the parking space for the property is on the right side of the courtyard as shown on the site plan. On foot, the front elevation (right) will be seen after just a few yards along Westgate (one way for vehicles from west to east), set back in the courtyard opposite the popular Wheatsheaf pub, but there is no access to the property from this side.



THE PROPOSED ACCOMMODATION (IF THE ILLUSTRATED SCHEME IS ADOPTED)

Approximate room dimensions are shown on the architect's floorplans

The main entrance is on the south side of the building from an owned courtyard enclosed by the newly-built substantial brick wall to the south and east. A part glazed door opens into an:

Entrance Lobby

With window on the east elevation, floor hatch to a **Cellar** and an inner 4-panel door to an open-plan, split level:

Hallway, Study Area and Snug with balustrade.

Flooded by light from the large arched multi-pane window with the restored, original parquet floor (which extends throughout the ground floor) and with feature pillars beneath the projecting first floor gallery which has downlighters beneath. This part of the accommodation is open to full two storey height featuring the superb, wood-panelled ceiling above and stairs lead up to the snug and then return from the raised area with balustrade on each side to the first floor. The snug is positioned on the original stage of the assembly hall. To one side, the original hardwood double doors with beautiful, moulded frame and pediment which formerly connected the building to The Limes adjacent, must be retained as a feature or could be enclosed. The reception area has a door to the main bathroom and an opening to the **Inner Hallway** which leads to the bedrooms.

Master Bedroom

A good size double bedroom with feature wall panelling to front and side and window facing Westgate at high level for privacy. Door to the:

Ensuite Shower Room

Illustrated with a large walk-in shower and contemporary white suite with stylish wall tiling and downlighters but open to the purchaser/s' personal choice and preferences.



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Bedroom 2

A double bedroom also positioned at the north of the building with high level window facing Westgate and wall panelling to picture rail height at the front and side.

Bedroom 3

A smaller double bedroom positioned in the centre of the building with a high-level interior rear window with streaming borrowed light from the large arched south window. Timber wall-panelling to one side. Beautiful framed hardwood doors as in the reception area with ornate moulded frame and pediment.

Bathroom

Illustrated with a contemporary white suite and tiling illuminated by downlighters but clearly open to the purchaser's specific choice of fittings, decor and colour scheme.





First Floor

Open-plan Living Room, Dining Area and Fitted Kitchen

A stunning living space combining a contemporary lifestyle with the amazing original aspects of the building. The kitchen area is shown with a modern range of units against the rear screen over the snug below and with an angled corner, together with a long island unit with dining-bar and the opportunity to configure appliances if this layout is adopted.

The wood panelled, shaped ceiling is a feature of this area and light floods into the space from the large arched multi-pane windows on the north and south elevations. The latter enjoys an interesting outlook across the front courtyard to the interesting street scene on the opposite side of Westgate taking in The Wheatsheaf and Period houses adjoining, whilst to the right there are views across to the magnificent spire of St James. The area to the north also has some impressive mature trees enhancing the backdrop when looking out from the proposed living space at the front.

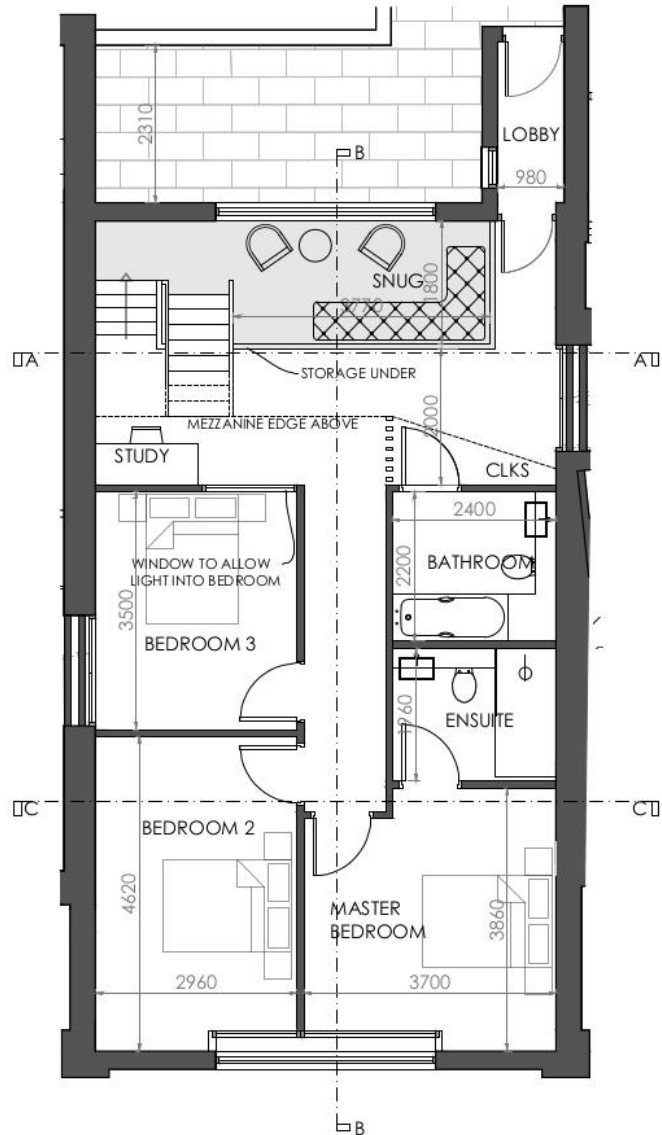
Outside

The walled courtyard on the south side of the property has great potential to create outdoor seating and dining areas taking advantage of the sunny aspect for much of the day. There is also scope to make this area particularly attractive with timber or stone planters, trelliswork for climbing plants, hanging baskets and flower pots together with exterior lighting. To one side a screen enclosure could be easily made to conceal wheelie bins. The access into the privately owned courtyard is through a lockable, high screen door from the School House Lane communal courtyard wherein the parking space for this property can be found as illustrated on the site plan.

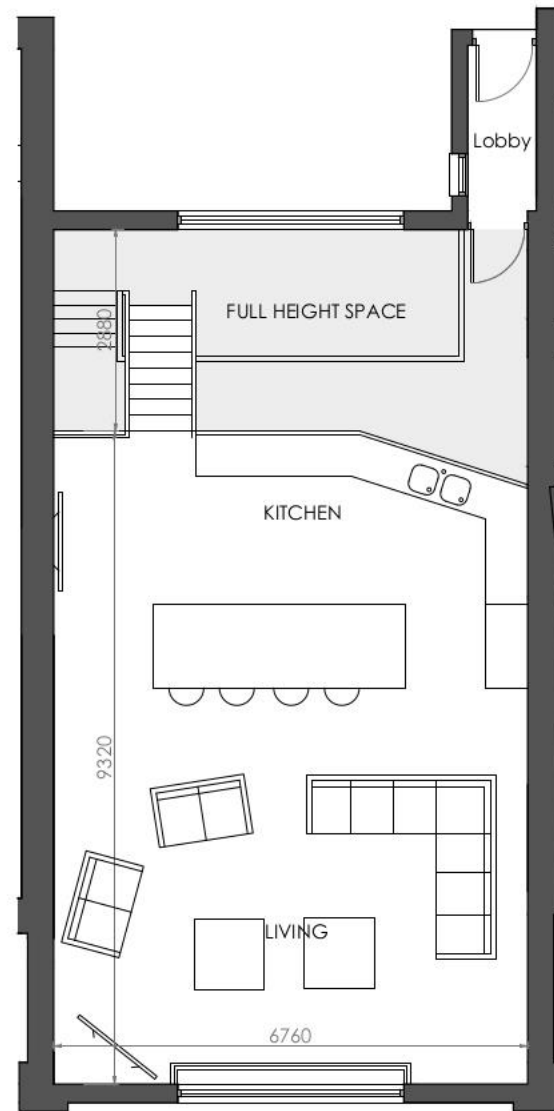
Viewing:

Strictly by prior appointment through the sole selling agent

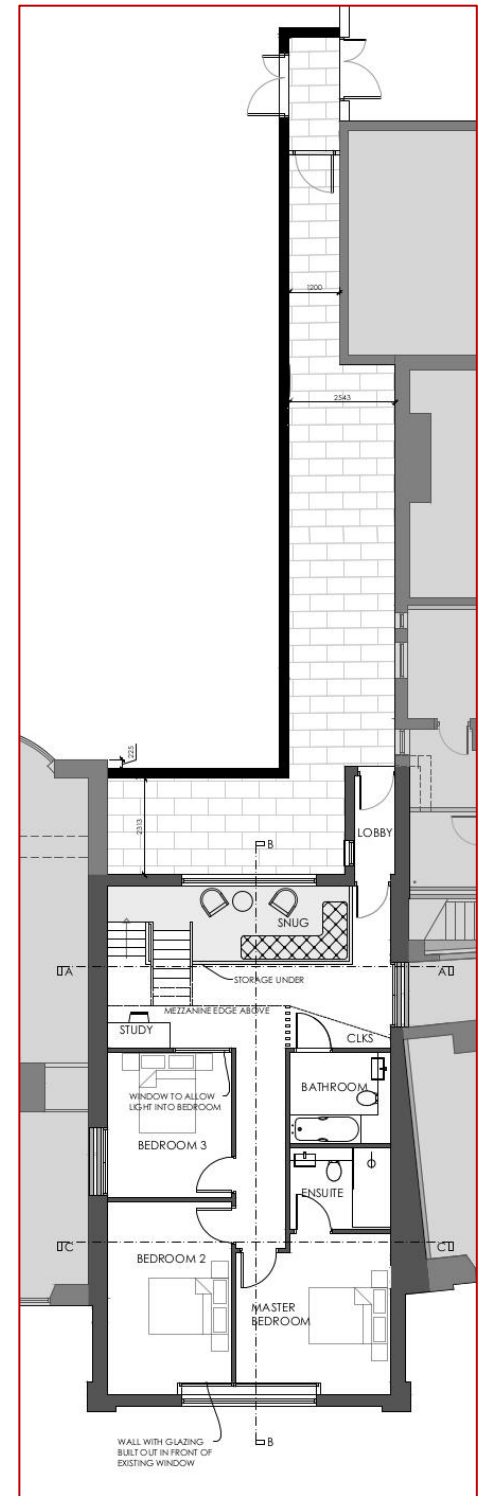
FLOORPLANS FROM THE ARCHITECTS DRAWINGS



GROUND FLOOR PLAN



UPPER FLOOR PLAN







THE ASSEMBLY HALL OUTLINED IN RED





Location

The Assembly Hall stands in a prime residential area of Louth within just a few paces of the town centre which is positioned around St James' church with its magnificent spire, reputedly the tallest church spire of any parish in the country. The west side of Louth has been held in high esteem for many years and includes the scenic parks of Westgate Fields and Hubbards Hills extending to the western town outskirts and just a short walk away from Westgate. The interesting central conservation area boasts some handsome Georgian and Victorian buildings of merit many in close proximity to the Assembly Hall.

The town has three busy open-air markets each week, many individual shops, highly regarded primary schools and academies including the King Edward VI Grammar. There is a wide choice of inns, cafes, bars and restaurants for relaxation including The Masons Arms Boutique Hotel. Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and club, golf club and bowls. There is a thriving theatre, an Art Deco cinema and Museum.



Motor enthusiasts enjoy the Cadwell Park Wolds racing circuit and there is an established business and industrial estate to the north of the centre. Lincoln is some 25 miles to the south-west whilst Grimsby is approximately 16 miles to the north. There are rail links in Market Rasen and Grimsby. The Humberside Airport is about 25 miles away and the east coast is about 10 miles away at its nearest point.

The area around Louth has many fine country walks and bridleways. Known as the Capital of the Lincolnshire Wolds, the town is on the eastern fringe of the designated area of outstanding natural beauty.

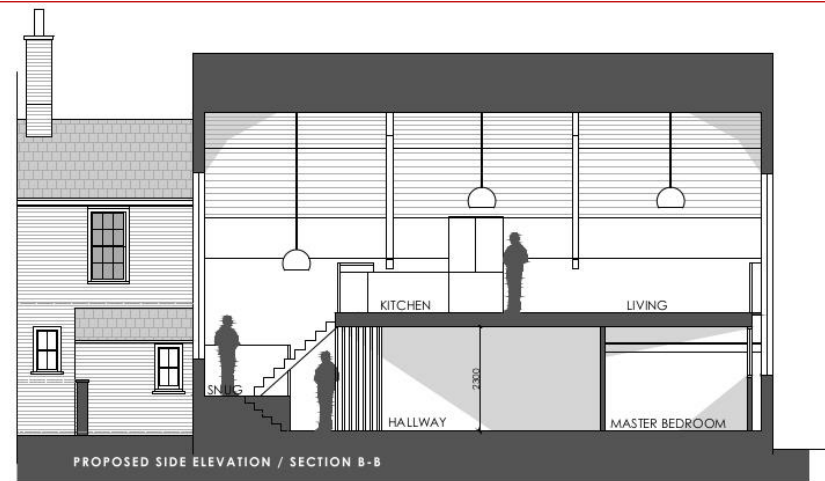


General Information

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.

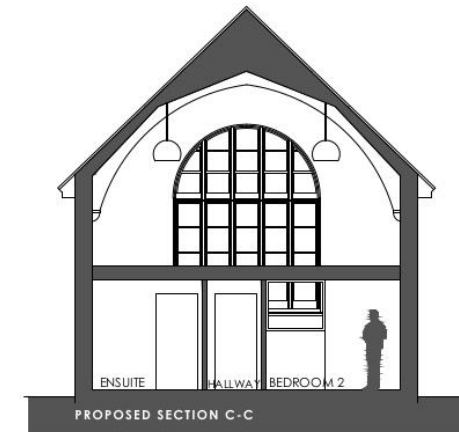
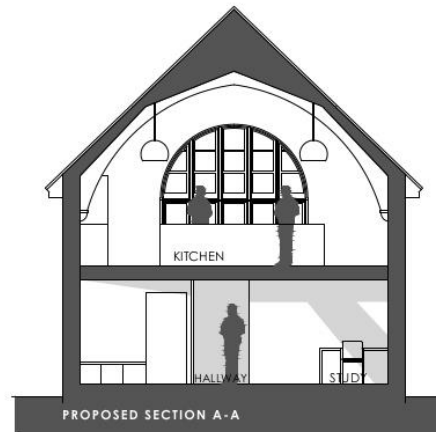
No appliances have been tested and the substantial column radiators will be included in the sale but there is no heating system connected. Any Plans/Maps are not to specific scale, are based on information supplied by the seller and on the architects' submitted drawings and details – all are subject to verification by a solicitor at sale stage.

We are advised that mains gas electricity and water are available for the buyer to connect at the front of the building with suitable legal easements and that mains drainage is connected into the courtyard system again with appropriate legal rights – we do not however carry out any searches to confirm the claimed availability and routing of services at marketing stage. The property will be assessed for council tax banding on completion.



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SECTIONS

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