



The Assembly Hall

Louth

M A S O N S
— Celebrating 175 Years —



The Assembly Hall

Westgate, Louth
LN11 9YE

Enjoying a wonderful setting between two impressive Listed
19th and 18th Century townhouses

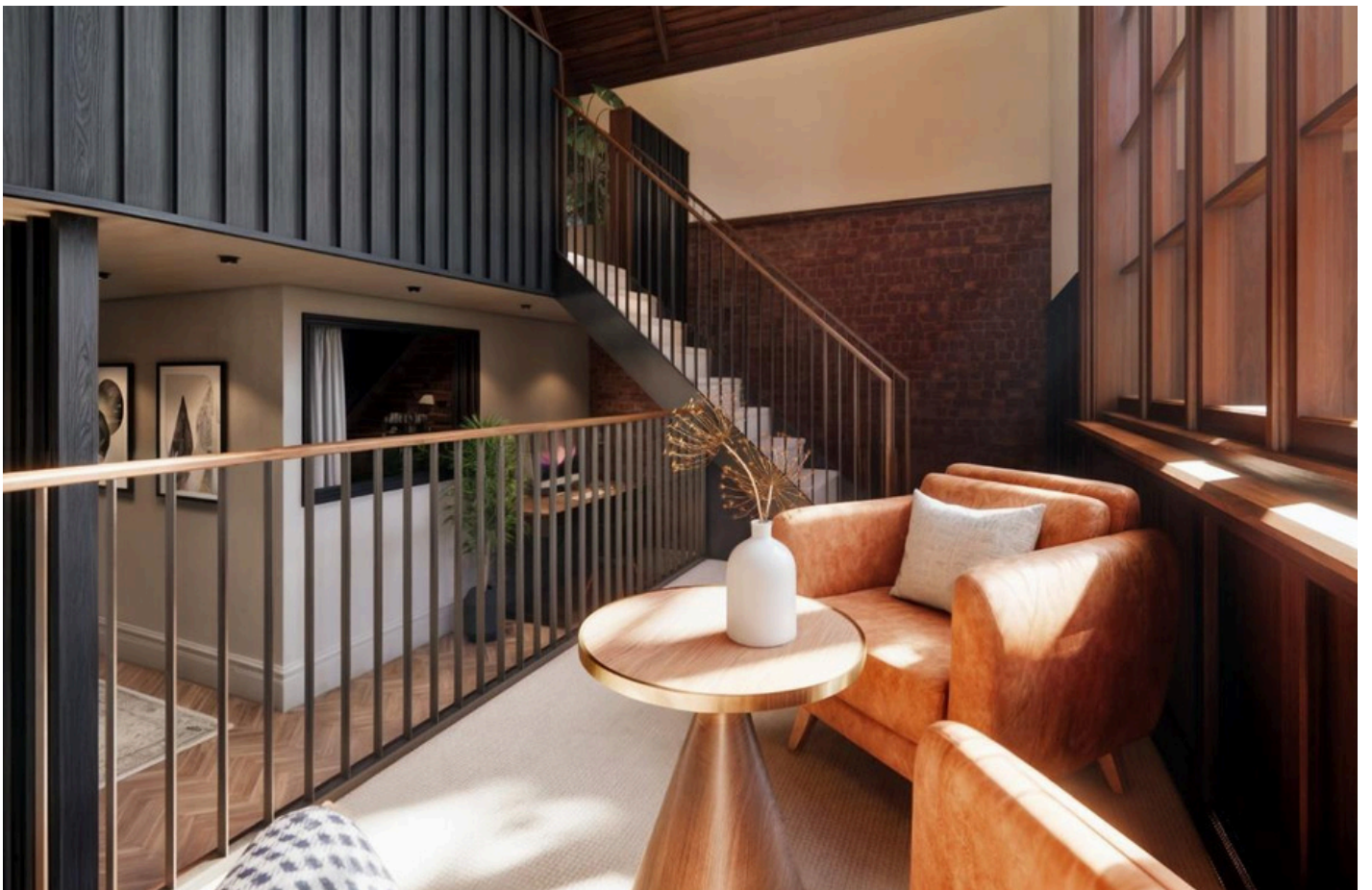
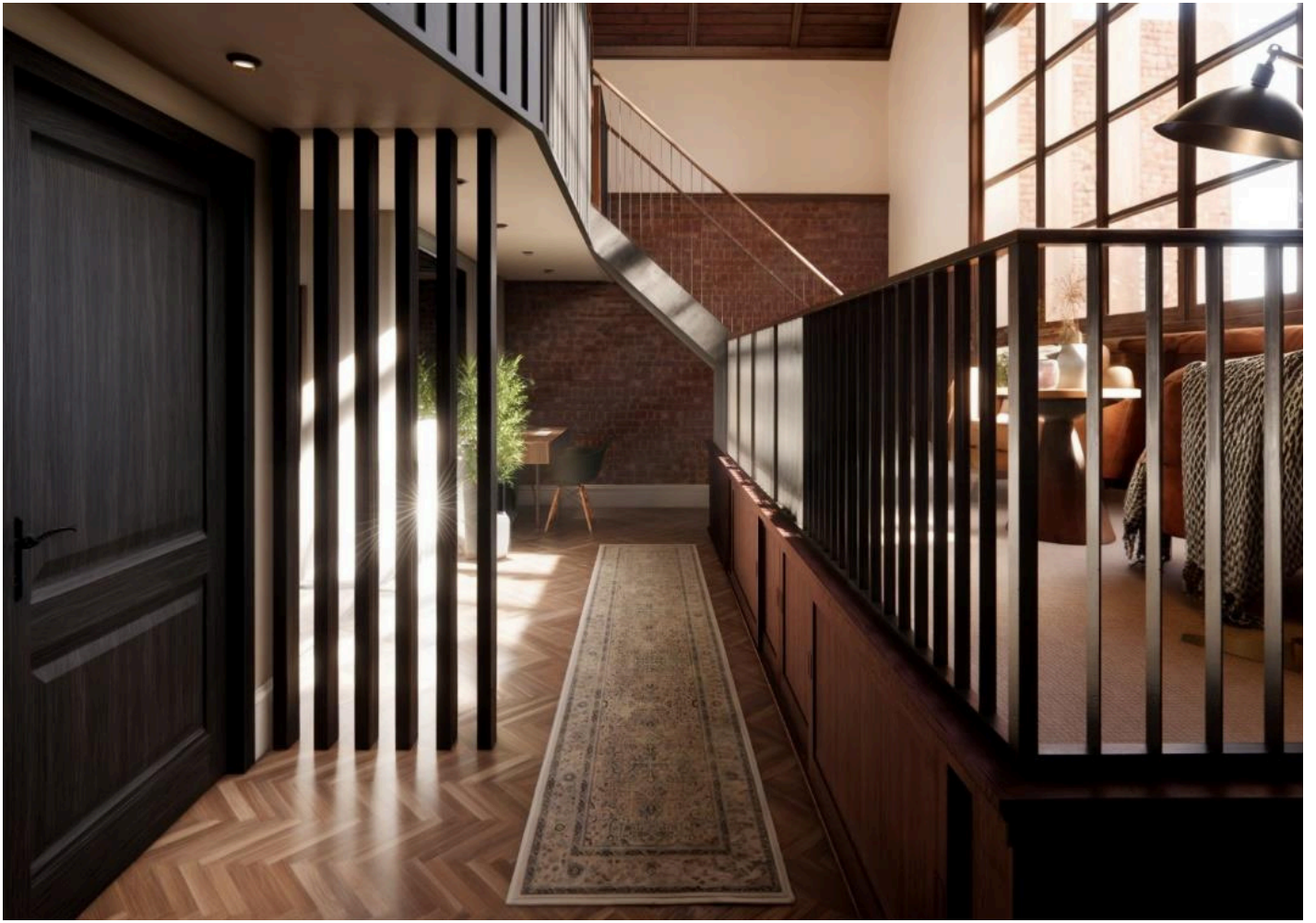
Views taking in nearby St James Church and close to the town
centre

South facing walled rear courtyard and a single
parking space in the adjoining courtyard

Positioned in the heart of the Conservation Area.

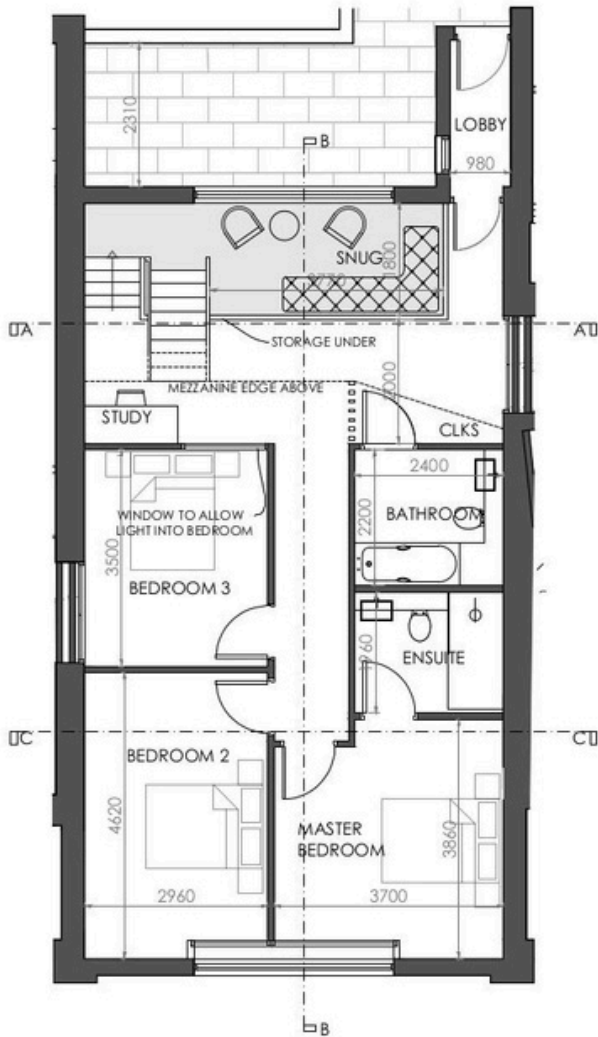
Former school hall represents a unique conversion
opportunity to create a fabulous home with a stylish
interior

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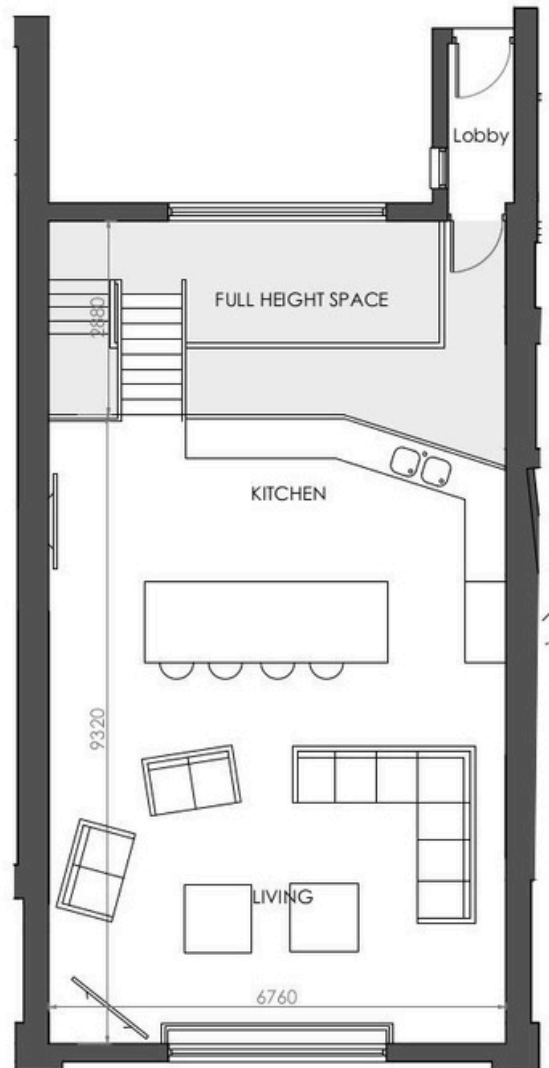








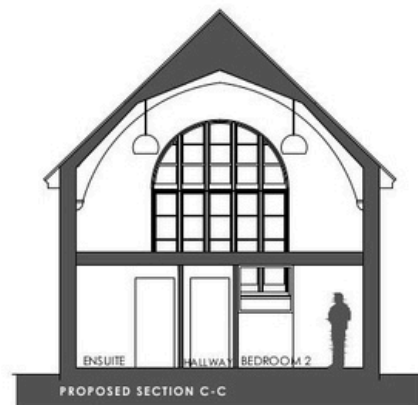
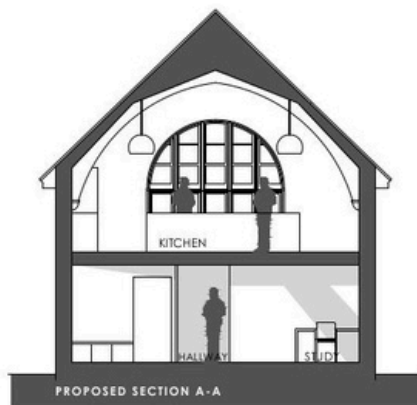
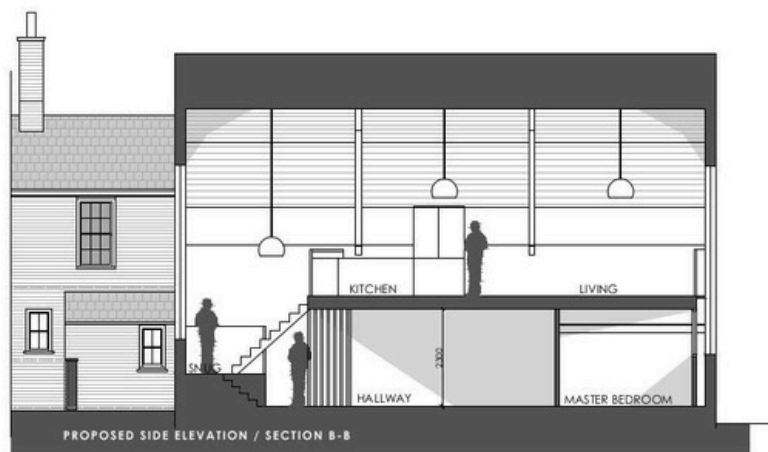
GROUND FLOOR PLAN



UPPER FLOOR PLAN

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.



SECTIONS

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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

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.

The master bedroom is a generously sized double room, distinguished by elegant wall panelling and a high-level window facing Westgate. This window allows natural light to flood the room while preserving privacy. The room enjoys direct access to a stylish en-suite shower room, thoughtfully designed with a large walk-in shower, contemporary white sanitaryware, sleek wall tiling, and recessed downlighters that add to the modern aesthetic.

The second bedroom is another spacious double, positioned on the northern side of the building. It features similar wall panelling up to picture rail height, maintaining visual consistency with the master bedroom. A high-level window, also facing Westgate, brings in natural light and enhances the room's airy feel.

The third bedroom, while slightly smaller, is still a comfortable double. Located centrally within the floorplan, it features an internal high-level rear window that draws borrowed light from a large, south-facing arched window, helping brighten the space. One wall is clad in timber panelling, adding warmth, texture, and character to the room.

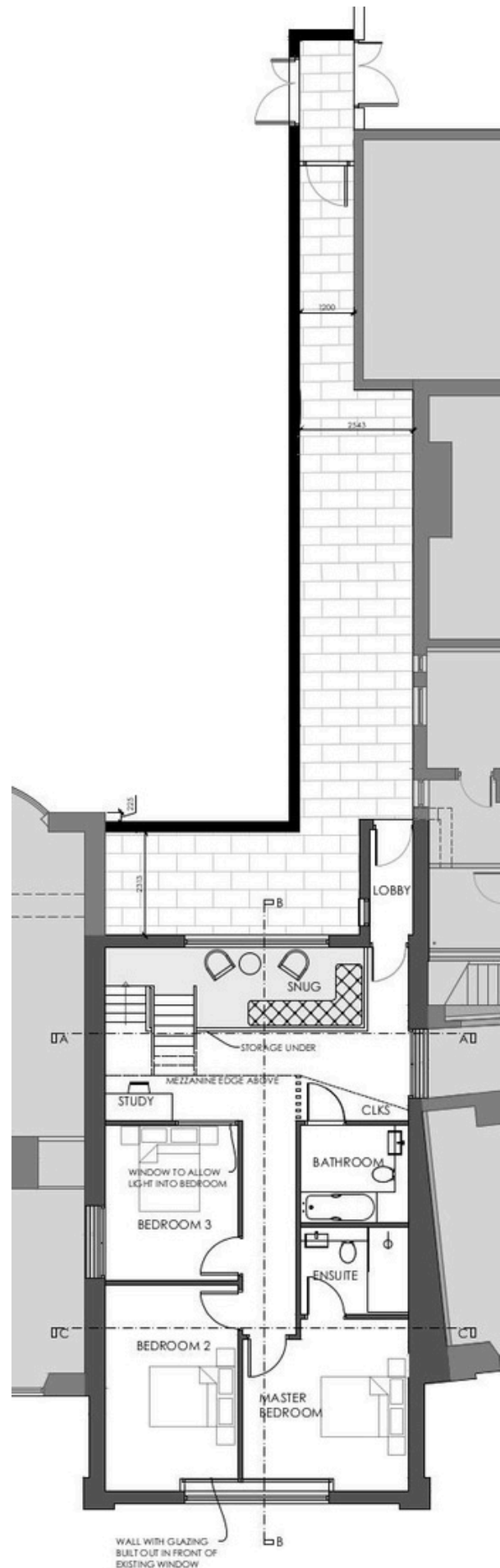
All three bedrooms are accessed through beautifully crafted hardwood doors, framed with ornate moulded surrounds and decorative pediments. These traditional architectural features are in harmony with the refined detailing found throughout the reception areas and other key spaces in the property.

The bathroom is presented with a sleek contemporary white suite and stylish tiling, enhanced by soft downlighting. It also offers the opportunity for the purchaser to personalise the fittings, décor, and colour scheme to suit their own taste.

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.

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.



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, 27 miles away, and Grimsby, just 15 miles to the north.



Viewing
By appointment through the agent.

Council Tax
The property will be assessed for council tax banding
on completion.

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 from this side.

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. Plans/maps and highlighted images are not to specific scale, are based on information supplied and subject to verification by a solicitor at sales stage against the sale contract plans. Site dimensions have been measured to apparent boundaries on site and should be verified against the contract plans when these have been completed. 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.

M A S O N S

EST. 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500



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