



# 48 Westgate

Louth

**M A S O N S**  
— Celebrating 175 Years —

# 48 Westgate

Louth  
LN11 9YD



## Grade 2 Listed 18th Century Town Residence

West conservation area of Louth

7 bedrooms, 4 bathrooms and shower room

Elegant hallway with grand staircase

4 reception rooms

Garden room and fitted kitchen

Glass staircase to mezzanine suite

Gated driveway, parking and garage

1 acre gardens with specimen trees and plants

2 bridges over the River Lud in the grounds

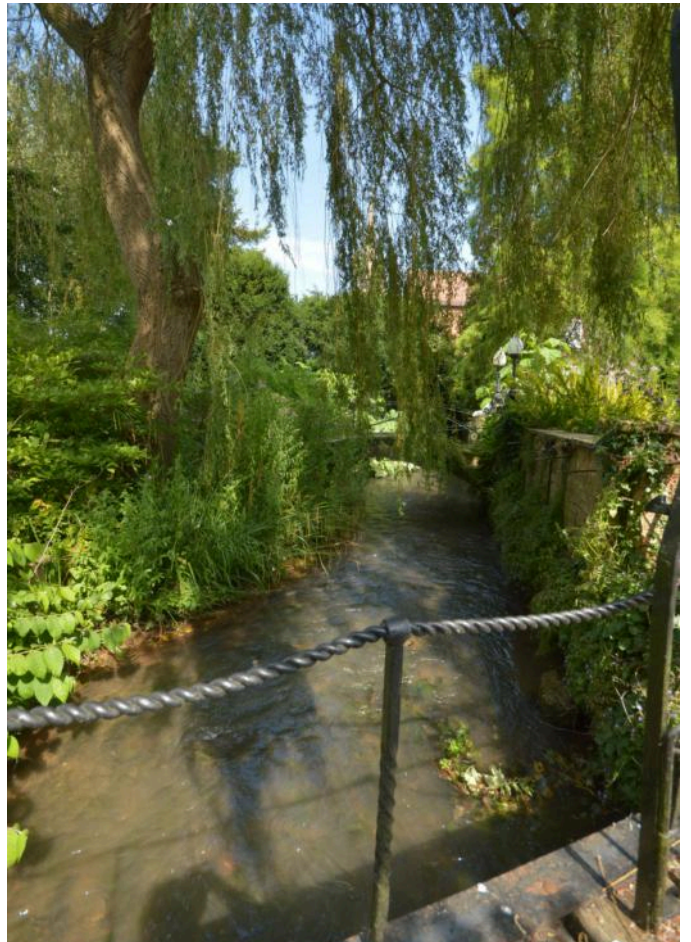
Without doubt, this is one of the finest Period town houses in North Lincolnshire with a remarkable mature landscaped garden of 1 acre (STS), and within just a few minutes walk of St James' Church and the town centre .

Westgate has for many years been a prime location in Louth leading into the town from the west and culminating in the outstanding church spire of St James.

The image above has been printed from a copper plate which the present owner was fortunate to discover and purchase.

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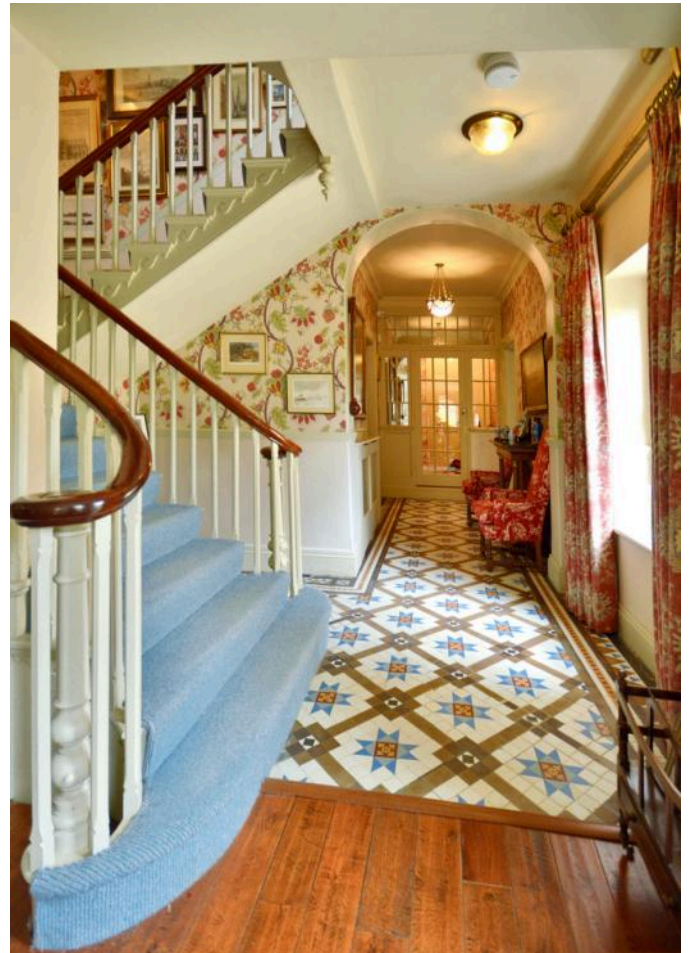


Central portico and 6-panelled front door into an entrance foyer with double doors to cloaks cupboard. Glazed door and side panel, both hinged for access, and step down into the hallway with ornate tessellated floor and elegant return staircase with pillared balustrade and scrolled handrails leading off.

On each side of the hall are the front reception rooms and the hall is open at the rear into the sitting room with an intricately carved fireplace surround and an inset cast-iron multi-fuel stove.

The drawing room has a marble fireplace with scrolled pillars and open grate. The floor is hardwood and french windows in a glazed surround overlook the garden.

The library has dressers on each side of an antique carved pitch pine fire surround with recessed fireplace and flagstone hearth.















From the sitting room there is an inner hallway with Yorkstone floor and steps down to the rear wing of the house. A unique glass and stainless steel staircase and landing provide access to the mezzanine bedroom suite above. The cloakroom/WC off the inner hall has a white Period style suite and double store cupboard.



The dining room has a ceramic tiled floor, french windows onto a walled courtyard and a glazed 4-panel door into the garden room. This versatile and spacious room combines delightful garden views with a seating and dining area, having full height windows from floor level, bi-folding french doors and a side glazed door from the driveway. This room is partly open to the adjoining fitted kitchen with units in gloss grey and appliances comprising 4 ovens to include combination/microwave, gas 6 ring hob with hood and a boiling water tap over the sink. A corner cupboard houses the controls for the rainwater harvesting system which feeds the WC's and outside taps.

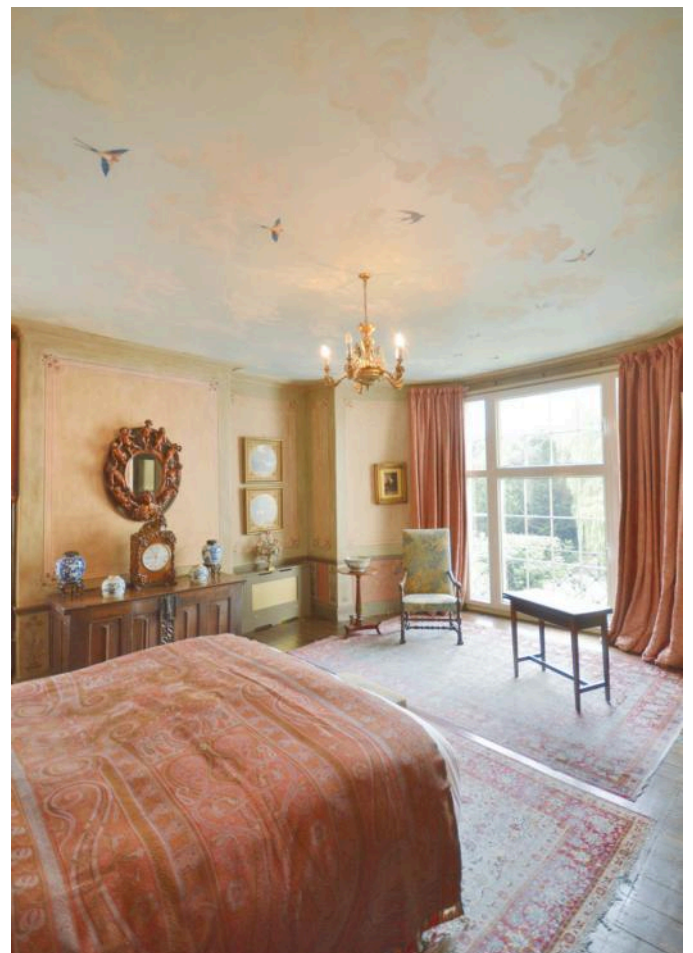






Before reaching the first floor, the principal staircase has a utility room off the half-landing with base and wall units, space for appliances and a granite worktop with inset sink.

The first floor landing has a 4-panel door and step into the master bedroom suite comprising a spacious double bedroom with original early 19<sup>th</sup> Century decoration including panels of birds, butterflies, flowering trees and foliage, a dressing room with furniture having fine flame mahogany doors from the Fine Arts society in New Bond Street, London, and an exceptionally spacious ensuite bathroom with white suite including a shower cubicle.







The second suite in the rear wing comprises a double bedroom with Venetian style arched window, an ornate Regency cast-iron fire grate in an antique carved pine surround and steps up with balustrade to an ensuite bathroom with white suite and glazed screen to a walk-in shower; a door leads off to the large airing/boiler cupboard with 2 gas central heating boilers, 2 insulated hot water cylinders with immersion heaters, water softener and controls for the thermal solar panels fitted to the rear flat roof.







The main staircase continues from the landing, again returning via a half-landing, from which a further bedroom suite comprises a single bedroom with skylight and window. The adjoining ensuite shower room has a contemporary white suite and skylight window. The second floor gallery landing has a shaped archway and doors off to 3 large further double bedrooms and a family bathroom. The mezzanine suite from the glass staircase has a wardrobe in the lobby, a double bedroom and ensuite bathroom with a white suite.



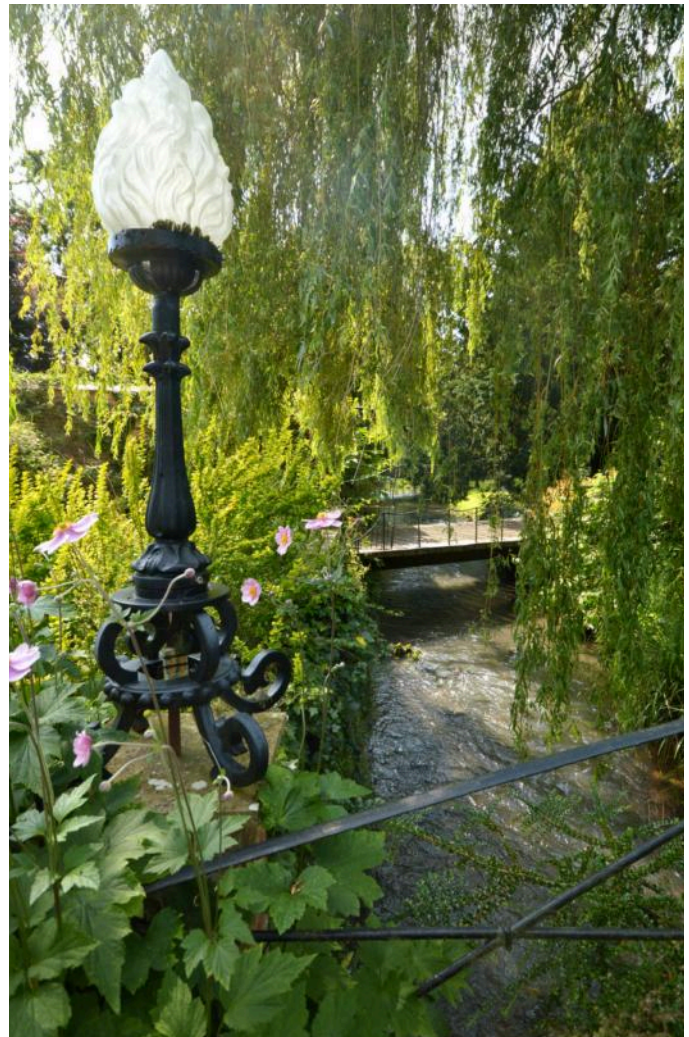






### Outside

An impressive brick walled and pillared entrance with ornate wrought iron double gates opens onto a block-paved driveway, with turning area, garage, garden store and a wide bridge over the River Lud allowing vehicular access into the main garden. A spacious parking area is enclosed by brick walls and pillars with steps down to the garden room and a private breakfast patio adjacent..







A footbridge with ornate wrought iron railings leads across the river from a lawn with stone pillars and evening dining patio by the garden room.

The gardens are exquisite with walks through specimen trees, shrubs, borders with bulbs and drifts of perennial flowering and foliage plants around spacious lawns, all creating a seclusion which belies their town surroundings.





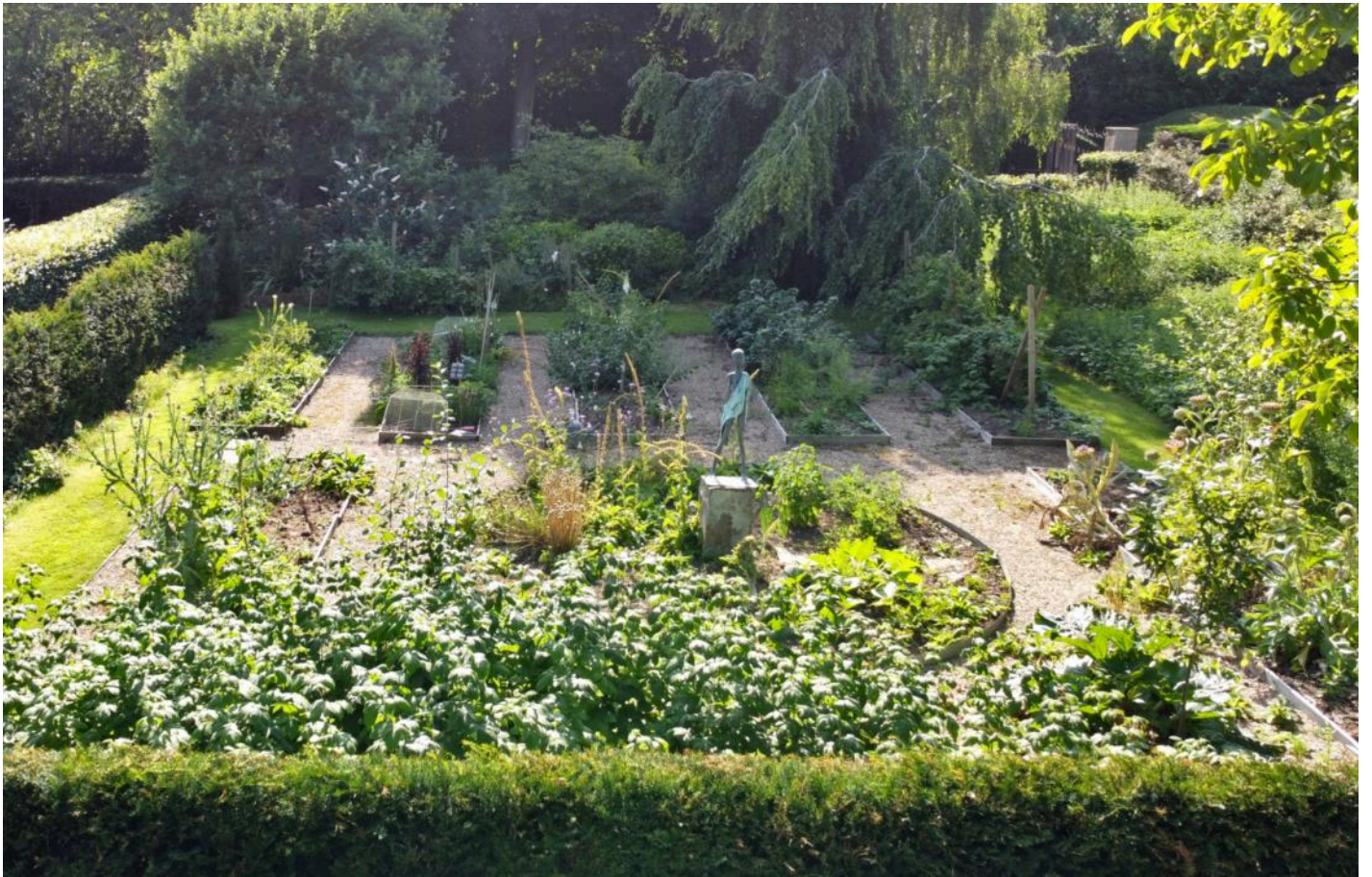




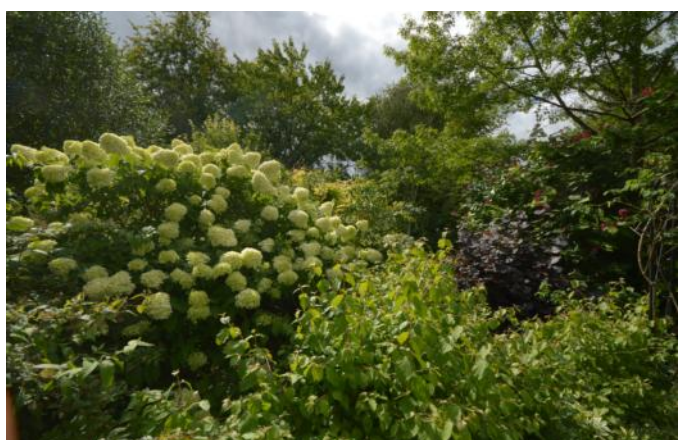
The pathways wind their way to an enclosure with trees and hedges around a raised pond surrounded by lawn. A brick walled archway with climbing plants lends a glimpse through to a water garden with paved surround leading to a charming thatched summer house. Adjacent is another enclosed lawn with trees, a hand-gate into the kitchen garden and a raised seating area.







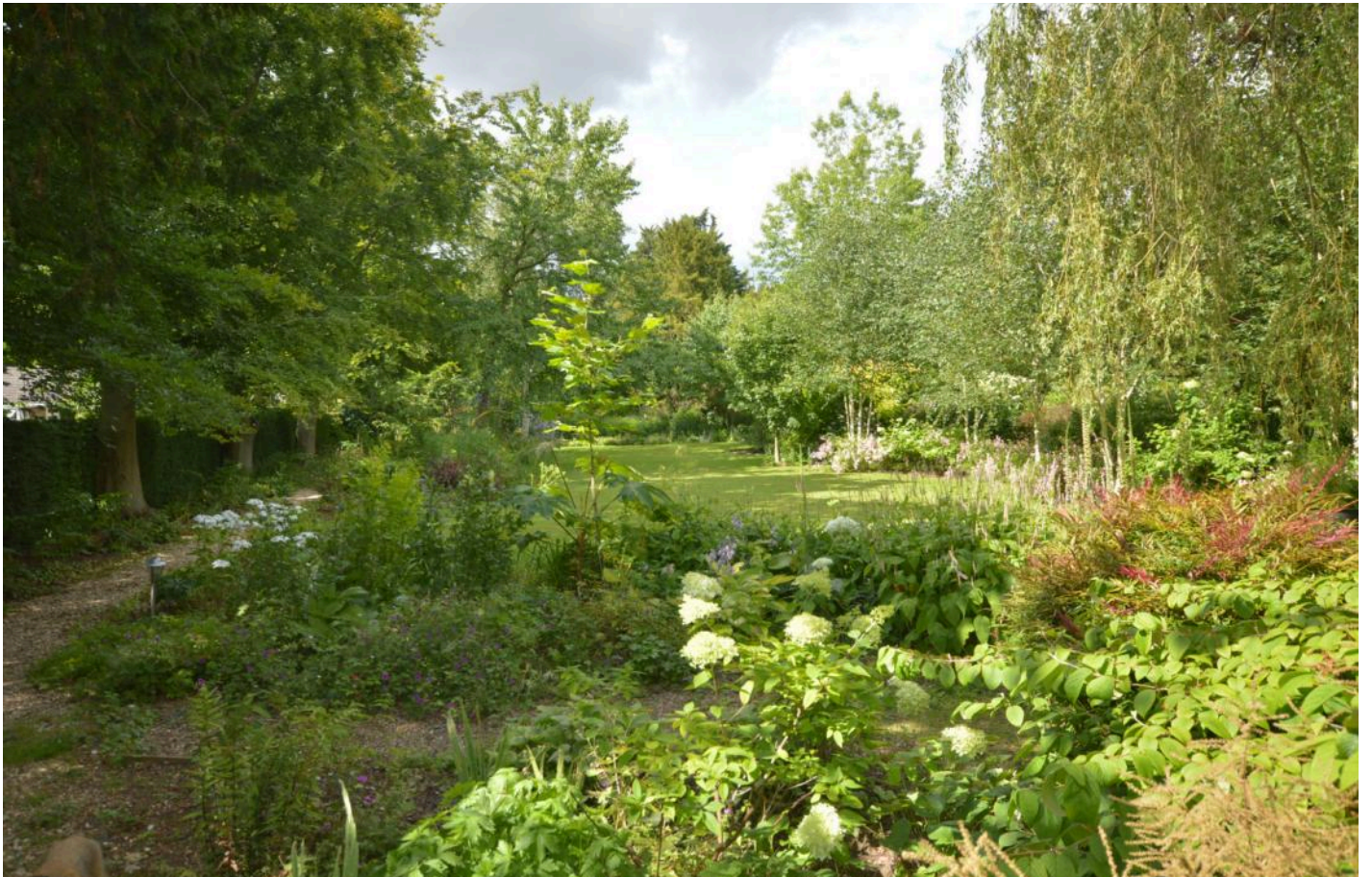




The kitchen garden is positioned to one side and has borders, soft fruit canes and raised vegetable beds with a lawned surround and gravelled pathways. Even here at the far end of the garden there are views through the trees to the spire of St. James' church.

**NB** A number of garden ornaments and planters are of sentimental value to the owner and will not therefore form part of the sale.





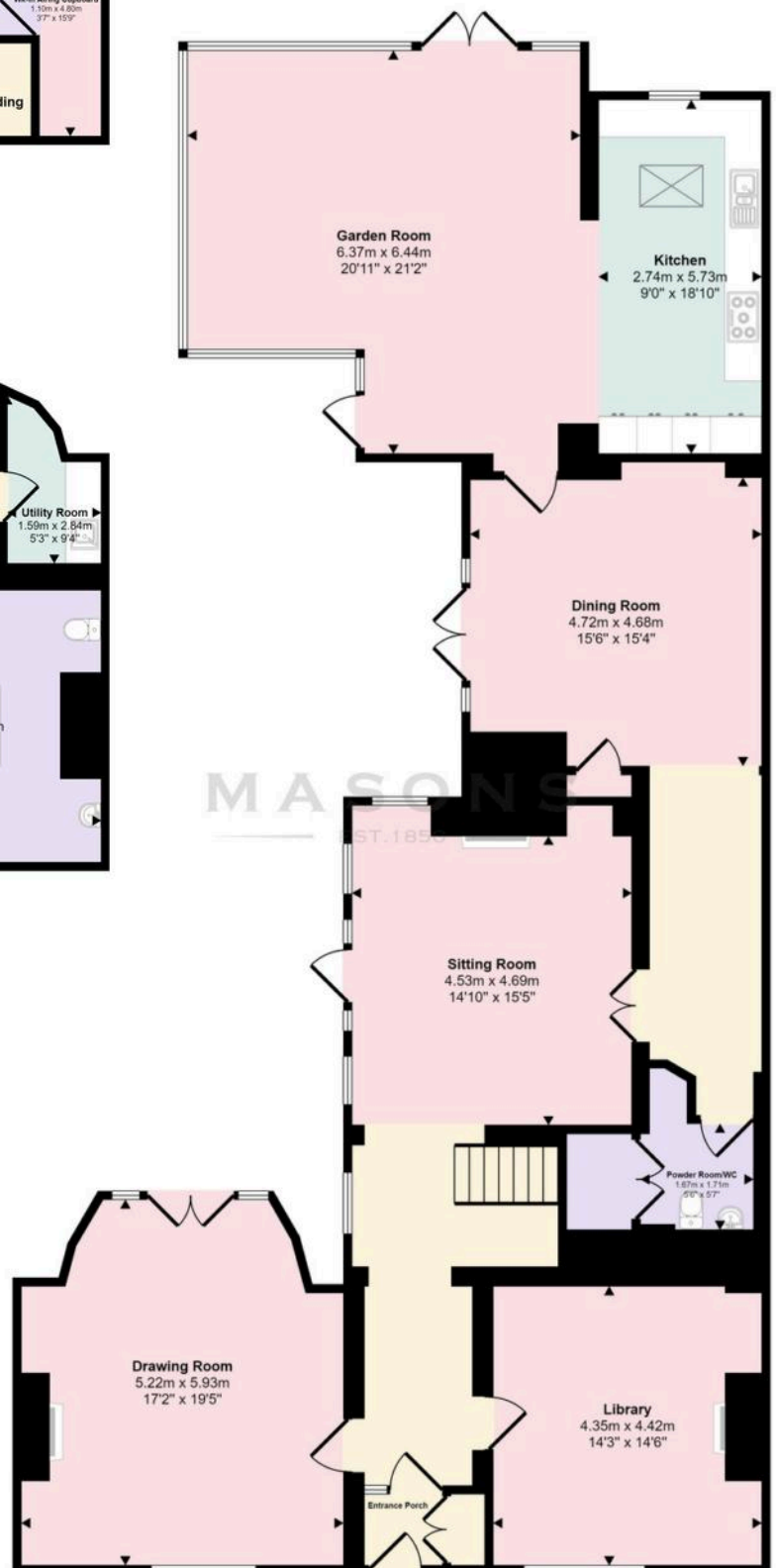








**First Floor**  
Approx 124 sq m / 1337 sq ft

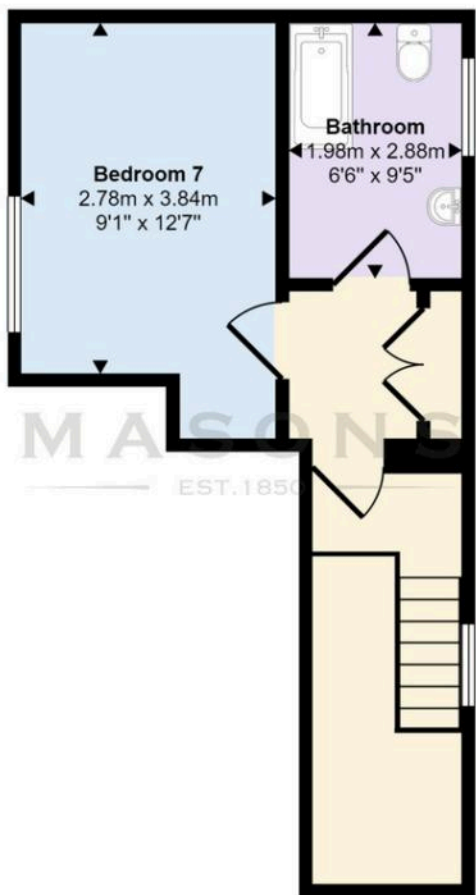


**Ground Floor**  
Approx 192 sq m / 2065 sq ft

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.





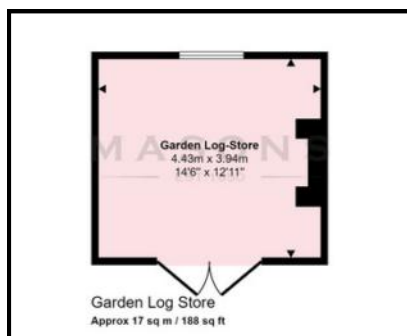
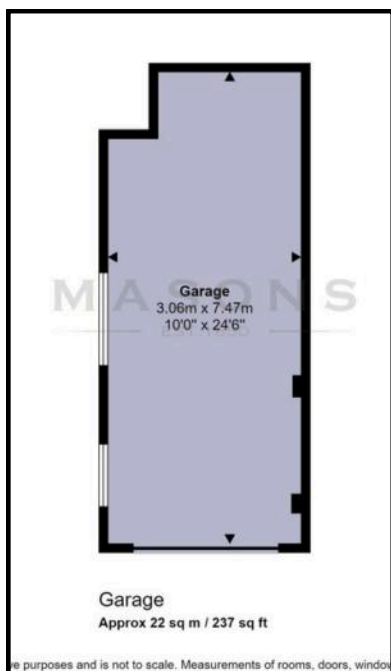
Mezzanine Level

Approx 29 sq m / 313 sq ft



Second Floor

Approx 106 sq m / 1140 sq ft



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# Louth

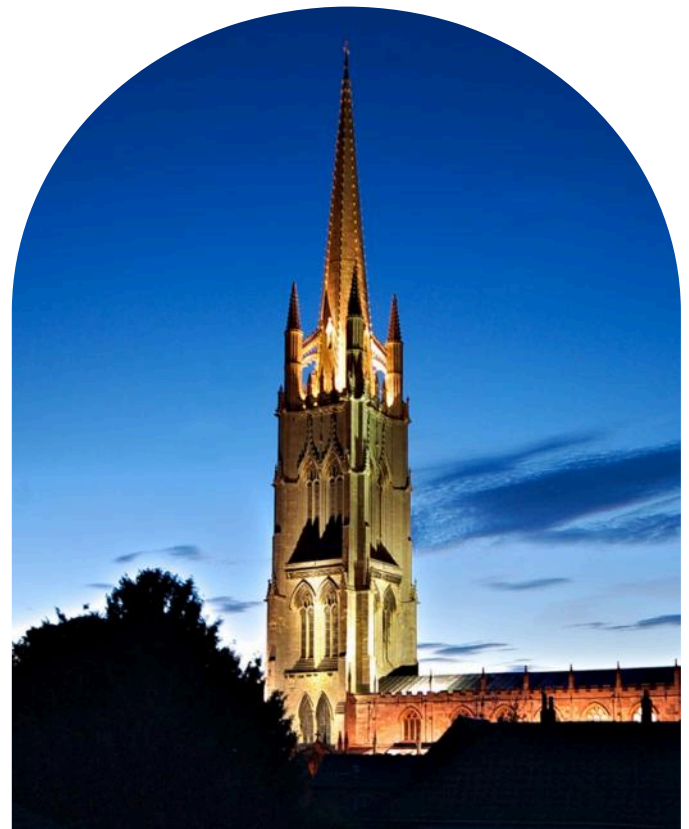
Vibrant Living in the Wolds

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, 35 miles away, and Grimsby, just 24 miles to the north.







## Viewing

Strictly by prior appointment through the selling agent.

## Council Tax

Band E

## 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. Virtually all the windows in the house have secondary glazing by Spire Windows and the garden room is primary double glazed.

## Tenure

Freehold

## Location

What3words:///pets.hotel.ocean

## Planning

The kitchen garden is an area where planning permission might be sought for an annexe or overflow accommodation away from the main house. NB an overage clause will apply for planning permission obtained to construct a permanent residence in the rearmost part of the grounds.

## Directions

By car, travel south along Uppgate from St James' Church and after the zebra crossing take the narrow right turn along Gospelgate. At the end of the road turn right along Breakneck lane and then take the sharp right along Westgate and back towards the church. Continue for a short distance until the property is found on the left.

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

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