



The Granary

Westgate, Louth

M A S O N S
— Celebrating 175 Years —

The Granary

Westgate, Louth, LN11 9YH



Beautiful town house set in 0.4 acre (sts)

Driveway and double garage

Sought-after Louth location

Extensive garden leading to the River Lud

Elegant accommodation

4 bedrooms with master en suite

3 reception rooms

Studio garden room ideal for a variety of uses

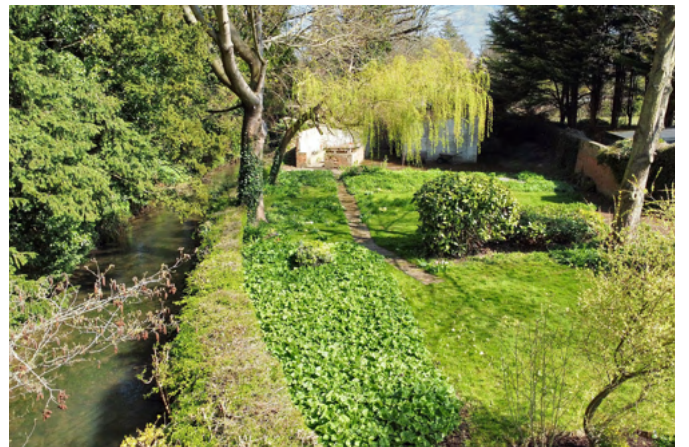
Set on one of Louth's most desirable roads, this impressive early Victorian four-bedroom townhouse is just a short walk from the town's amenities, schools, and shops. Brimming with character, the home boasts generous driveway parking, a double garage, and a stunning rear garden that stretches down to the River Lud — all within a plot of approximately 0.4 acres (STS).

Inside, the property offers spacious and stylish accommodation, including a welcoming hallway, a front-facing dining/sitting room with original fireplace and parquet flooring, and an open-plan kitchen with breakfast area leading to a charming sunroom with exposed brickwork.

Upstairs, there are four bedrooms, including a master with en suite, and a family bathroom with both bath and shower. Beneath the rear of the garage is a versatile studio with its own shower room — ideal as a home office, gym, or guest suite.

The property dates back to 1839, having later additions which were designed to complement the Victorian character. The property has been very well maintained with the original windows and heated by way of a Glow Worm gas boiler. Ideally situated just a few minutes to the town centre passing a popular public house and the church on the way through, while the opposite direction gives you access to Westgate Fields Park, ideal for exercising and walking dogs, which in turn leads to Hubbards Hills.

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The property is accessed via an attractive arched entrance with timber front door with integral letter slot. A secondary glazed door leads into the bright and spacious hallway with staircase leading to the first floor, arched window, understairs storage cupboards and pantry off to the side, along with a laundry room with plumbing and electrics for white goods behind louvred doors, which leads to the cloaks/WC. To the front is the superb dining or sitting room with windows to the front aspect and an extended bay to the side with glazed entrance door and windows making for a very bright space with original parquet flooring and storage cupboard, along with feature fireplace.





To the rear is the superb kitchen, a very bright and airy space with range of base and wall units with hand painted doors, one and a half bowl sink, tiled splash-backs and integrated appliances, including range cooker, dishwasher and fridge/freezer, cupboard to the side housing the Glow Worm gas-fired boiler and rear door onto the terrace. Opening through to the breakfast room with windows to front and patio door to rear terrace, parquet floor and an alcove with gas coal effect cast iron stove. Extending to the rear is the brilliant sunroom/lounge with double doors from the kitchen, exposed brickwork walls, full height glazed windows and door onto rear terrace. Coal-effect gas fire.





Light and airy landing with roof window, built-in bookcase and six-panel doors to bedrooms and bathroom. Airing cupboard to side with hot water tank along with a separate dressing room. The master bedroom is a delightful space with dual-aspect windows, built-in wardrobes and cupboards and benefiting from an en suite shower room with wash hand basin, storage cupboards and large cubicle with power shower. To the opposite side of the master bedroom is the separate en suite WC.





The second bedroom is positioned to the rear and overlooking the garden and being a generous double in size, while bedroom three is to the front with twin windows, built-in wardrobes, double in size and having a cast iron fireplace. Bedroom four is a single in size with window to side. Centrally off the landing is the family bathroom comprising a four-piece suite of corner shower cubicle with power shower, bath, wash hand basin, low-level WC with tiling to splash-backs and large window to side elevation.





The property is accessed via a gated, brick-pillared entrance with extensive gravel driveway for multiple vehicles, where right of way is provided to one neighbouring property where they have one parking space to the side. The driveway extends, giving access to the double garage which has twin up and over doors, light and power provided and is of block and brick construction. Pedestrian gate into the rear garden, with steps leading down to the property onto the tiled terrace, providing space for al fresco dining and barbecues whilst enjoying superb views down the long garden to the River Lud. Predominantly laid to lawn with well-planted borders with mature shrubs, bushes and trees, having hedged and fenced boundaries and hedge at the bottom beyond which is the River Lud, creating a peaceful and tranquil space to relax. A dog-leg off to the right with walled boundary provides a further garden area with mature trees and leading to a range of brick-built outbuildings, one providing two useful stores, with the rearmost outbuilding being in a dilapidated condition.



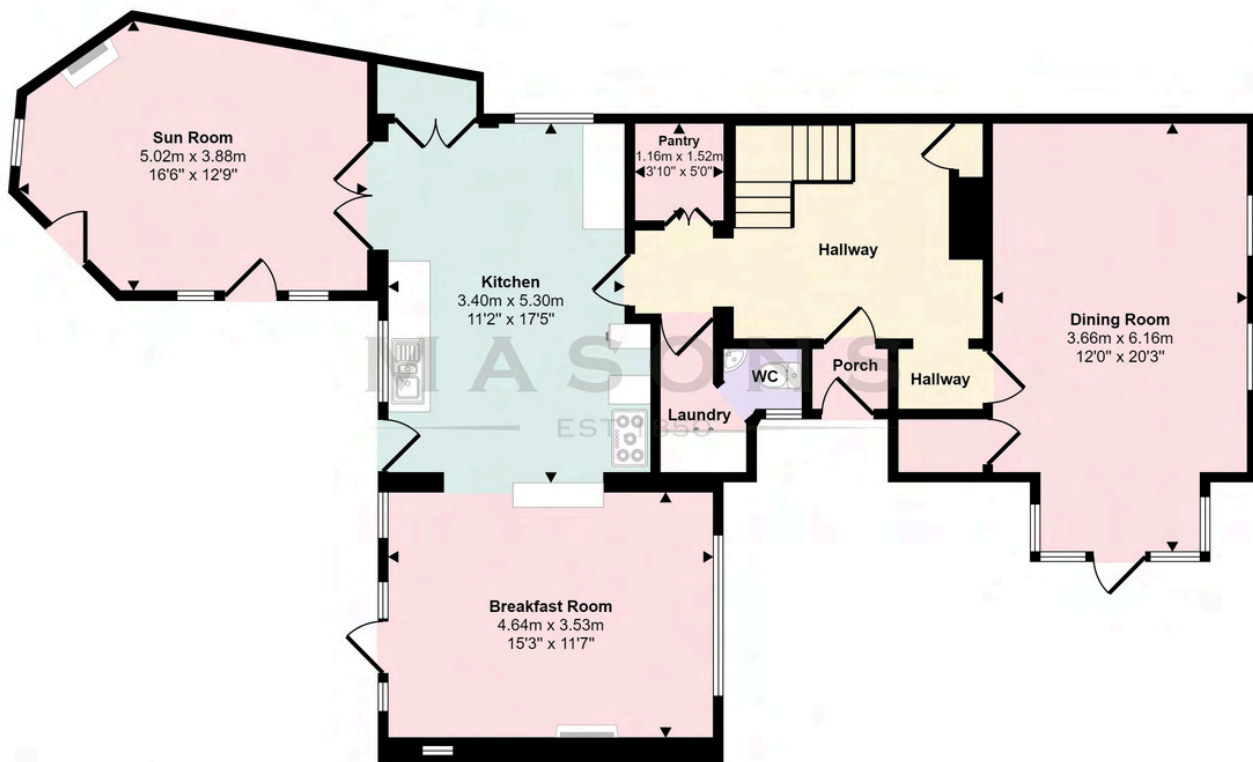


Studio Room

Positioned beneath the garage with windows overlooking the garden and two electric wall heaters, making a very versatile and useful space which could create a brilliant home working space, guest room, studio or treatment room, etc. with connecting door through to a shower room comprising low-level WC, wash hand basin and shower cubicle.







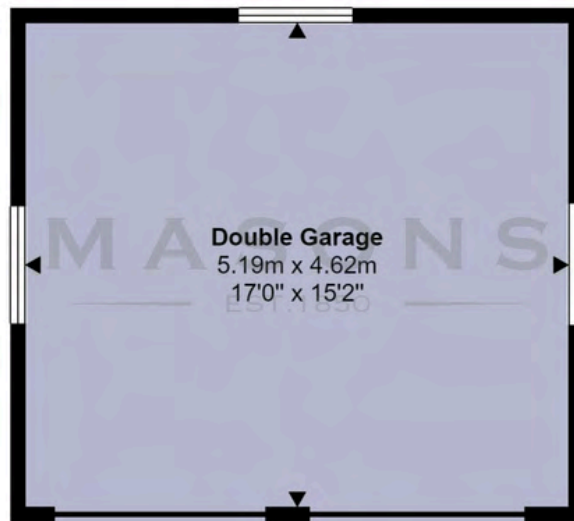
Ground Floor
Approx 100 sq m / 1080 sq ft



First Floor
Approx 84 sq m / 901 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.



Garage
Approx 24 sq m / 258 sq ft



Outbuilding
Approx 13 sq m / 136 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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.

Tenure

Freehold

Location

What3words: ///delay.chops.valve

Directions

On foot, proceed to the west end of St. James' Church and facing Westgate, proceed away from the town centre along Westgate. Continue past the junction with Breakneck Lane and as you approach the left turning into Irish Hill, the property is opposite on the right-hand 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. 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.

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