



78 Westgate

Louth

M A S O N S

— Celebrating 175 Years —

78 Westgate

Louth, LN11 9YD



A beautifully renovated two-bedroom Grade II Listed cottage, set on the highly desirable Westgate near St. James' Church in the town centre. Tucked away down Westgate Place—a hidden passage off the main road—it offers a peaceful and private setting. The current owners have sympathetically restored the property, preserving its period charm. Accommodation includes a lounge and breakfast kitchen, a bedroom and bathroom on the first floor, a spacious master bedroom on the second floor, and a superbly converted loft space suitable for various uses. Outside, the front garden is low-maintenance and enjoys picturesque views of the church, complemented by a fantastic garden room and separate utility.

The property is believed to date back to the late 18th century and is a three-storey building with red facing bricks and pantile roof covering, having timber sash windows and has had a recently installed gas central heating boiler with warranty remaining. The property looks out across its own garden and to the church, with right of way through the passage in front of the property to number 80 and with gated access into the private garden. The furniture shown in the photos is also available by separate negotiation.

Westgate Place has a rich history with evidence of its past visible in the architecture and its connection to notable figures. It was originally called Harvey's Alley and is known for being the location of Tennyson's grandmother's house, where he lived while attending Louth grammar school. The buildings in Westgate Place form a group with historical significance, being developed in the late 18th century and early 19th century, reflecting that era's style, number 78 is built in red brick with a pantile roof.

Characterful 2 bedroom cottage

Grade 2 Listed

Positioned in Louth's prime residential area

Tucked away down a quiet passage

No forward Chain

Delightful garden with garden room
and outbuilding

Superb views to the Church

Converted loft space

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Ground Floor

Part-glazed timber door into the hallway with four-panel timber doors into lounge and kitchen, with staircase leading to first floor. The lounge is a delightful reception room having original beam to ceiling, carpeted floor and two sash windows to the front, overlooking the garden, and fireplace with coal-effect gas fire. A cupboard to the side houses the recently installed gas boiler, while to the opposite side of the hall is the delightful breakfast kitchen, having a range of base and wall units that are hand built bespoke solid wood, woodblock worksurfaces with inset butler sink and window overlooking the garden. Spotlights to ceiling and oak wood floor, with a Rangemaster cooker within an alcove with extractor above.





First Floor

Landing with staircase leading to second floor, window to front and carpeted floor, with panelled doors to bedroom and bathroom. The bedroom to the left is a beautifully presented double room with panelling to half-height wall at the rear and carpeted floor with window overlooking the garden and views across to Louth town and the church, with a good range of built-in wardrobes to the side. Across the landing is the beautifully presented family bathroom with low-level WC, wash hand basin and bath with thermostatic shower mixer above and shower screen. Tiling to wet areas, wood-effect floor and window overlooking the garden.



Second Floor

The second floor provides an expansive master bedroom which is very generously proportioned with twin windows overlooking the gardens and across to the church. Built-in storage cupboards above the stair bulkhead, carpeted floor.



Loft Space

A door from the master bedroom gives access to the steps leading up to the loft space, which has been beautifully transformed to provide a very versatile space, having carpeted floor, vaulted ceilings, lights and electrics, cross beams across the middle of the room and a skylight to the rear aspect. Previously used as a child's playroom, this versatile space presents many possibilities, as well as some superb extra storage.



Outside



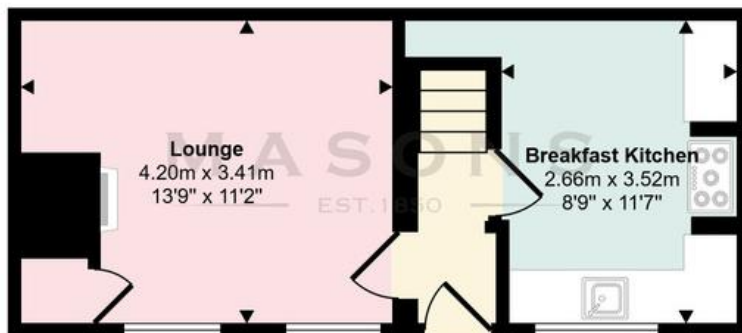
A courtyard outside the property is laid to pebbles and paved pathway with gated access leading out and up to Westgate, the area also giving right of way for the residents of number 80 Westgate Place, with some planted borders and the front of the property having some beautifully maintained wisteria climbing the front wall. Adjacent is the gated access into the private garden for the property which enjoys a low-maintenance set up, having gravel and pathway with well-planted mature borders to sides with fenced boundaries and space for seating and barbecues, etc. while enjoying stunning views of St. James' Church spire. Timber garden shed to side and a patio leading into the superb garden room which is of brick structure with timber roof frame and glazed roof, having lights and electric within, flagstone floor and making an ideal summer or winter space to relax and dine outdoors. Within the garden room is an enclosed storage room which also has plumbing prepared for a WC if required. Adjacent the garden room is the brick-built utility room with pantiled roof covering, flagstone floor with lights, electrics and plumbing provided, making an ideal space for white goods and further storage.











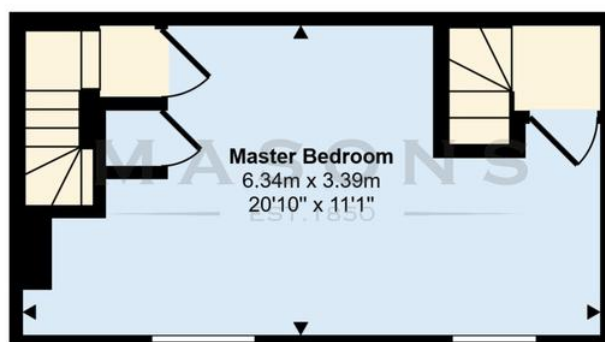
Ground Floor

Approx 28 sq m / 301 sq ft



First Floor

Approx 27 sq m / 295 sq ft

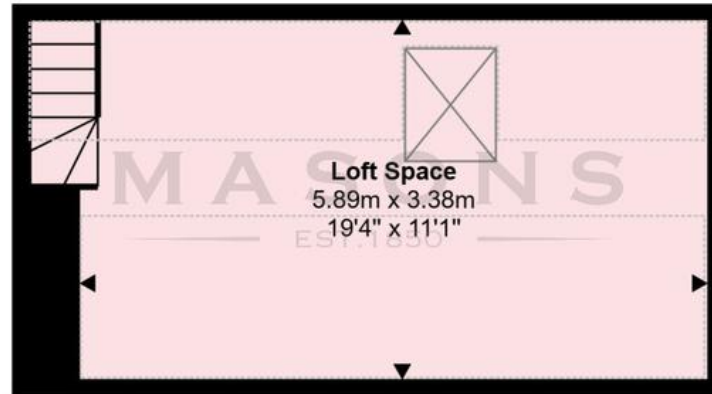


Second Floor

Approx 22 sq m / 232 sq ft

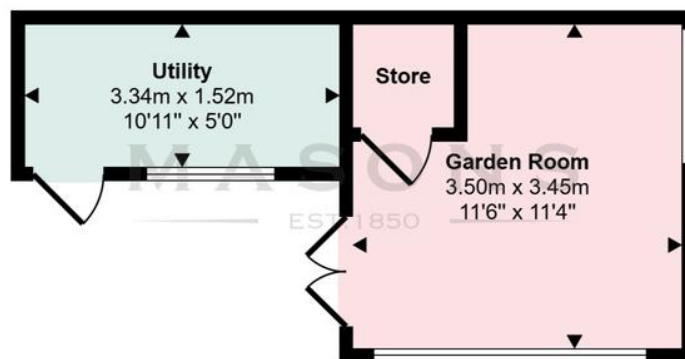
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



Third Floor

Approx 22 sq m / 232 sq ft



Outbuildings

Approx 17 sq m / 186 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, 26 miles away, and Grimsby, just 16 miles to the north.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band B

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: ///task.ballots.double

Directions

From St. James' Church, walk westwards onto Westgate and take the first right turning, under the arch into Westgate Place and proceed on foot past a number of cottages, almost to the end, and you will arrive at 78 Westgate Place.

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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