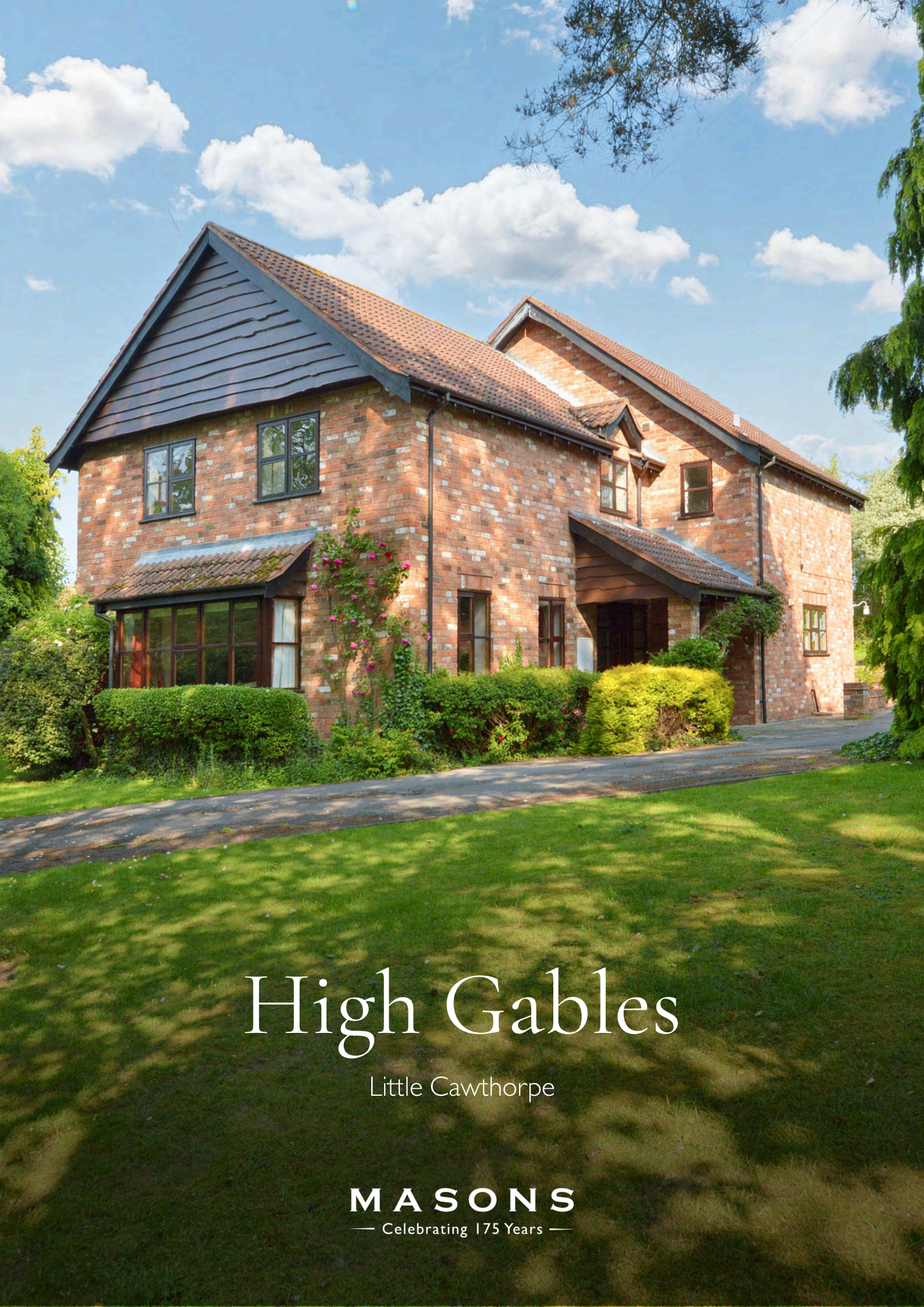




High Gables

Little Cawthorpe

M A S O N S
— Celebrating 175 Years —

High Gables

Little Cawthorpe, Louth
Lincolnshire LN11 8LZ



Prime Wolds village location

Mature sylvan grounds of 0.75 acre (STS)

Elevated position with attractive views

Hard tennis court in the upper garden

Sweeping drive up to a detached double garage

Impressive dining hall with long gallery over

Lounge with beams, walk-in bay and fireplace

Dining-Kitchen and re-fitted utility-kitchen

Four first floor double bedrooms

Ensuite shower& dressing room to bedroom 1

Family bathroom with bath and shower

Secluded mature gardens and two stores

A rare opportunity with NO CHAIN

High Gables represents a rare chance to live in one of the most sought-after villages within the Lincolnshire Wolds and just a short drive from Louth market town and the leisure facilities at Kenwick Park. The house was built by a highly-regarded local builder in 1983 and has reclaimed rustic brick-faced cavity walls beneath stepped, pitched timber roof structures covered in concrete tiles and creating the gables which face the lane. The design includes a tiled bay window to the front elevation and a pitched roof dormer over a tiled porch on the side elevation.

Heating is by an oil-fired central heating system, together with an open fire in the lounge. The windows are double-glazed in timber frames and internally, there are six-panel doors which are white on the first floor and natural pine downstairs.

The gardens are a superb feature of this home and a driveway sweeps up to a detached double garage with two integral solid-built stores at the rear, constructed to complement the house.

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Ground Floor

The main entrance is on the side elevation of the house and comprises a large, tile-covered **porch** with brick corner pillar, clematis trained over, stone crazy paving and a lantern to the wood-panelled ceiling over. To the side is the electricity meter cabinet. A six-panel front door has double-glazed side panels and opens into an **entrance lobby** with quarry-tiled floor, ceiling light point, high-level electricity consumer unit and a radiator. At the side of the lobby there is a spacious **cloakroom/WC** which has a white suite of low-level, dual-flush WC and a circular, plinth-mounted wash basin with lever mixer tap and tiled splash-back over a double cupboard in white. The floor is ceramic tiled and there is a radiator, side window with blind to the porch and louvred single and double doors to a deep, built-in cloaks/storage cupboard with clothes rail and shelving.

Glazed, ten-pane double doors open into the dining hall.





The dining **hall** has a distinct wow factor with oak-panelled walls on two sides up to a delft rack, one raised wall panel and a superb feature staircase with turned balustrade and moulded handrail leading up to a long gallery over. This room has two radiators, a side window and further, higher-level window over the staircase quarter landing. The split-level, beamed ceiling is largely open to full two-storey height with beamed ceiling under the gallery, two wall light points and two picture light points. The door chimes are located here and the central heating thermostat. The lights operate on a dimmer switch.

A six-panel door from the dining hall opens into the dining kitchen and there are then six-panel pine double doors through to the lounge, creating a superb combined entertaining space.





The **lounge** is a superbly proportioned room with two windows on the side elevation facing the driveway and garage and a wide, walk-in square bay front window. There are crossed beams to the ceiling, delft racks to three sides and a brick, recessed fireplace with brick-lined, quarry-tiled hearth and a cast iron open grate with canopy inset. This room has three radiators and four wall light points on a three-branch light switch with dimmer.





The **dining kitchen** is positioned at the rear of the house and has a light-coloured, ceramic-tiled floor and a range of units in cream comprising base cupboards and drawers, including deep pan drawers, roll-edge textured work surfaces with ceramic-tiled splash-backs and extending to form a peninsula breakfast bar on brick plinth.

A long range of wall cupboard units include three glazed display cabinets and there is a tall kitchen unit with built-in electric double oven incorporating grill. The separate four-ring electric ceramic hob has a shaped canopy above with cooker hood over.



The stainless steel sink unit with tall, chrome lever mixer tap is set into the work surface and there is a Bosch full-size dishwasher, beams to the ceiling, side and rear windows with ceramic-tiled sills and roller blinds. A uPVC white double-glazed patio door and side panel open onto the rear patio and a connecting door leads to the utility-kitchen. Lighting is by six spotlights to two ceiling fittings, a pendant light over the dining area and spotlights to the pelmet above the wash basin.



The **utility-kitchen** has been re-fitted with units in cream woodgrain effect and comprising base and wall cupboards, a tall storage cupboard, woodgrain-effect, roll-edge work surfaces with ceramic tile splash-backs and inset single drainer, stainless steel sink unit. Beneath the work surface there is a twin recess with a plumbed-in Bosch Classix 6 washing machine, together with a Beko tumble dryer adjacent.

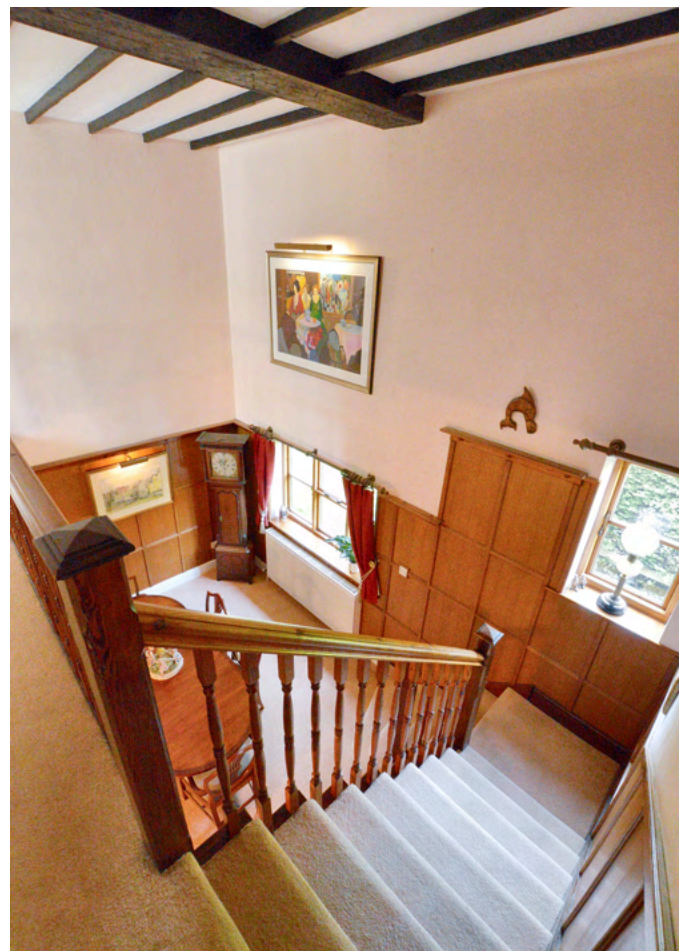


The floor is ceramic tiled in a light colour and there is a radiator, rear window and part-glazed, multi-pane door to outside. This room affords ample space for appliances such as freezer, refrigerator, etc. and there is a strip light. In the corner is the Worcester oil central heating boiler with expansion vessel to the side and digital wall programmer.



First Floor

The long, **gallery landing** has shaped archways at the front and rear, to smaller inner landings with doors leading to the bedrooms. The pine spindle balustrade from the staircase continues along the gallery and there is a radiator, wall light point, door off to the bathroom and a further door to a deep, recessed airing cupboard containing the foam-lagged hot water cylinder with immersion heater, linen shelving and light.





The **main bedroom** is positioned at the rear and is a spacious double bedroom with two rear windows presenting lovely views over the garden and open fields beyond. There is a double radiator, TV aerial point and two white, six-panel doors lead to the **ensuite dressing room**, fitted with clothes rail, shelving and light and the **ensuite shower room**. This has been recently refitted and has ceramic-tiled walls and floor, a wide shower cubicle finished in splash-boarding with chrome, thermostatic shower mixer unit, drench head, sliding glazed door and screen. A white suite comprises a low-level, dual-flush WC and a vanity unit with shaped wash hand basin and pillar tap over a base double cupboard and drawers. Above this is a mirror with pelmet downlighter and shaver point adjacent.

Bedroom 2 is also at the rear of the property and presently arranged as a study but otherwise a double bedroom with radiator, wall shelving and rear window presenting lovely views, as from the master bedroom.

The **third and fourth bedrooms** are positioned at the front of the house and each is a double room with radiator and front window, providing views through the trees to Watery Lane.

The **family bathroom** is an attractive, bright room with contrasting ceramic-tiled walls and floor in pale blue and white. The white suite comprises a panelled corner bath with two grips, pedestal wash hand basin and low-level WC. In the corner, there is a glazed and ceramic-tiled shower cubicle with curved, glazed double doors and a Mira electric shower unit. This room has a double radiator, shaver socket, a circular wall mirror and ceiling downlights. The side window is set into a ceramic-tiled reveal.



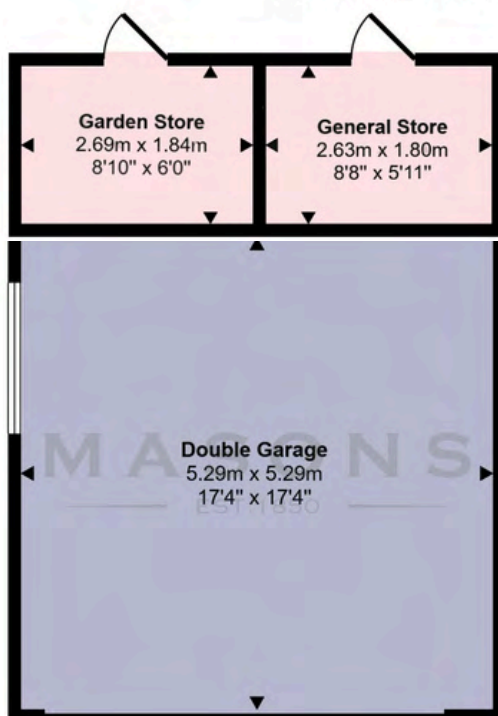
Outside

The house is approached from an entrance bay over a sweeping drive, through brick pillars with name plaque on the right and curving through the front garden to a spacious parking and turning area with the detached double garage on the right side of the house.





Outbuildings
Approx 10 sq m / 107 sq ft



Double Garage
Approx 28 sq m / 301 sq ft

The **detached double garage** has been designed and constructed to complement the house with the same reclaimed brick walls having internal piers and a pitched concrete tiled roof. There is a remote-control, motorized up and over door, electric light and power points. An internal block-built wall separates two integral stores at the rear, each with door access on the rear elevation and above which there is useful storage space accessed from the garage. The stores each have a light and one has power points and shelving.

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.

Gardens

A really charming and peaceful feature of this property, the grounds total an impressive 0.75 acre (STS) not readily apparent from first sight. There are lawns to each side of the driveway at the front with mature trees and ornamental shrubs, climbing roses and hedges including a beech hedge to the front boundary, maintaining privacy. A lawned pathway with screen boundary hedge leads along the left side of the house, where the oil storage tank is located.

From the side porch, a pathway leads around to the spacious stone-paved and brick-walled patio at the rear, with barbecue area and pillared steps up through a well-stocked rockery to a raised lawn with roses and more established trees and shrubs. A walk through these reveals another lawn with flowering shrubs, ornamental ponds and views beneath the trees, across open paddocks adjacent.

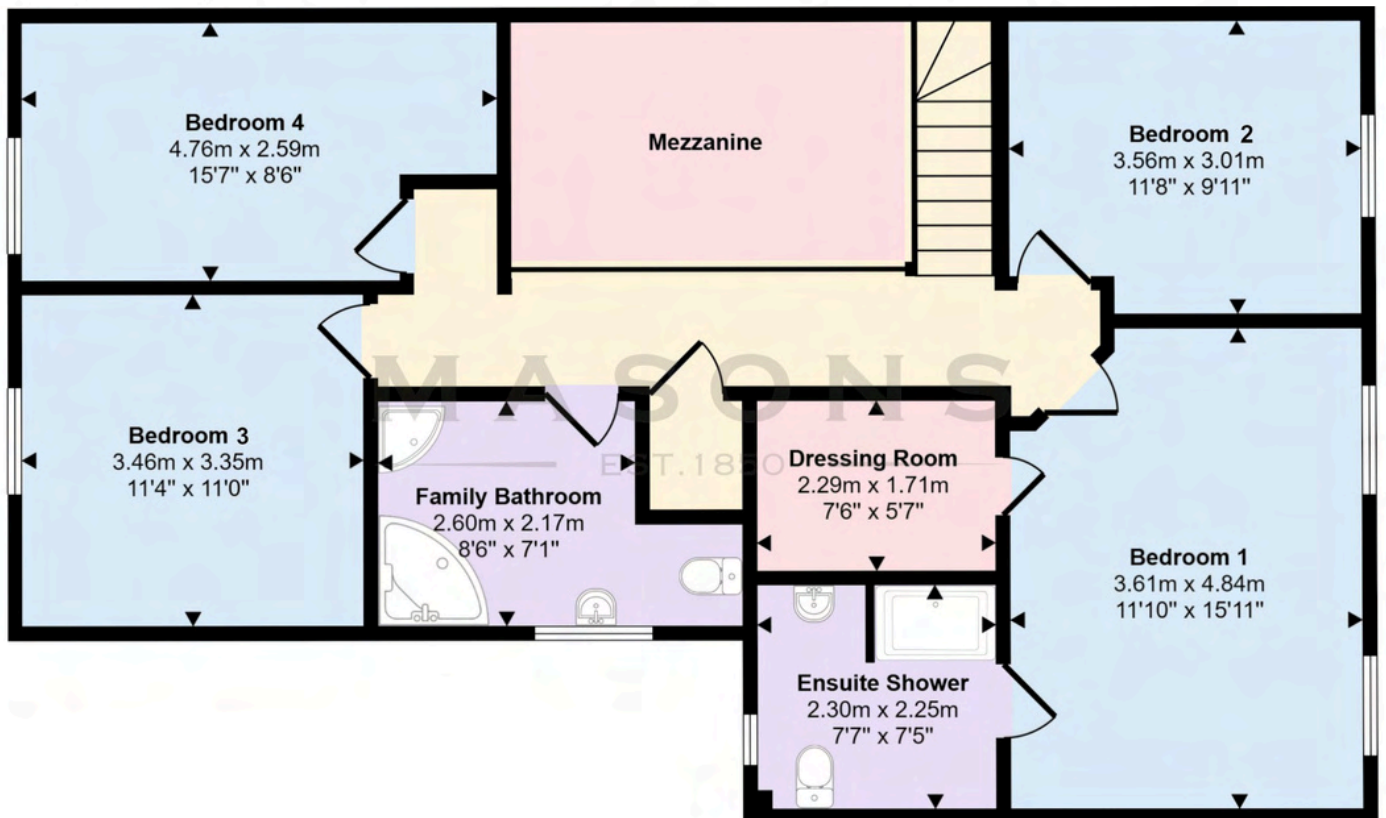
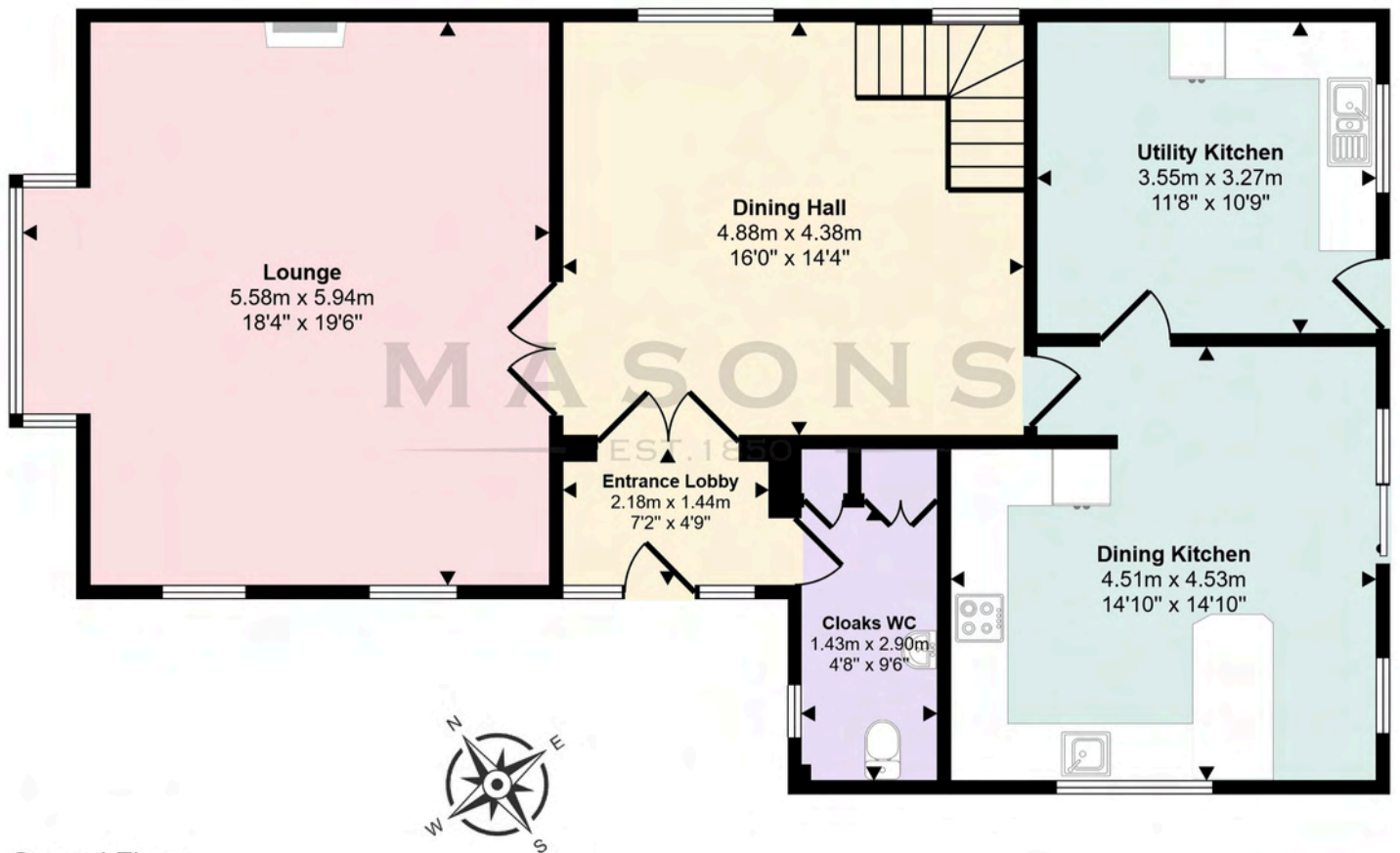
Mature trees, including tall pines and silver birch, again conceal the top garden which is mainly taken up by a hard tennis court, though this does need some rejuvenation. The court is, however, beautifully located by the open fields at the side and there is a wide grass border which has a nice selection of trees, including silver birch, plum, chestnut and cherry.











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Little Cawthorpe

Scenic Wolds village
close to town



Little Cawthorpe is a popular village on the fringe of the Lincolnshire Wolds Area of Outstanding Natural Beauty with many unique character homes and a popular public house locally known as The Splash, just a short walk away and positioned by the village ford. A pathway by the ford leads to neighbouring Legbourne with local shop, further pub, primary school, playing fields, village hall and church.

Louth is just three miles away and the Kenwick Park leisure centre with gym, swimming pool, golf course, hotel/restaurant and equestrian centre is just a few minutes drive away or by footpath across the golf course from the edge of the village.



Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



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 of Louth 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, 25 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band F

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///cornering.kindness.lakeside

Directions

Proceed away from Louth along the Legbourne Road, go past the Louth Garden centre on the left and at the roundabout, take the second exit along the A157. Continue for a short distance and take the first right turn towards Little Cawthorpe. Follow the long, straight lane, bear right at the bend and proceed up the hill. Bear left around the next bend and continue until just after the church on the left, then turn left along Watery Lane. High Gables is a short way along on the right side standing back from the lane and elevated.

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. Red-lined aerial images show approximate boundaries and along with any 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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