



The Coach House

Louth

M A S O N S
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The Coach House

Pleasant Place, Louth, LN11 0NA

Detached coach house close to town centre

Ideal for a family or even a buy to let investor

Spacious lounge, dining room and kitchen

Double glazing and gas central heating

No forward chain

Four bedrooms and two bathrooms

South facing private garden

Owned parking space and store

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Located on a quiet street in the centre of Louth, this spacious four-bedroom Coach House offers character, comfort and convenience. With two generous reception rooms, a farmhouse-style kitchen, private parking, and a secluded rear garden, this home is ideal for families or anyone looking to enjoy the charm of a market town with all amenities just a short walk away.



Ground Floor

The home opens into a central hallway that leads to a farmhouse-style kitchen, featuring handmade units and wooden worktops. There's space for appliances, plumbing for a washing machine, under-stair storage, and original beams for added character.

The dining room is a good-sized, versatile space with windows at both ends, traditional ceiling beams, and a cosy feel—perfect for family meals or hosting friends.

At the back, the living room offers a relaxing space with a brick fireplace, exposed beams, and patio doors that open directly to the garden—ideal for both everyday living and entertaining.







First Floor

Upstairs, there are four bedrooms, all with fitted carpets and traditional beams. The main bedroom includes built-in storage and a private en suite with an electric shower, basin and WC.

Bedroom two is a spacious double with wardrobes, while bedrooms three and four also offer good proportions and character features. The fourth bedroom includes its own storage, making it useful as a guest room, office, or nursery.

The family bathroom is generous in size and includes a bath, separate shower, basin and WC. It's partly tiled and easy to maintain.





Outside

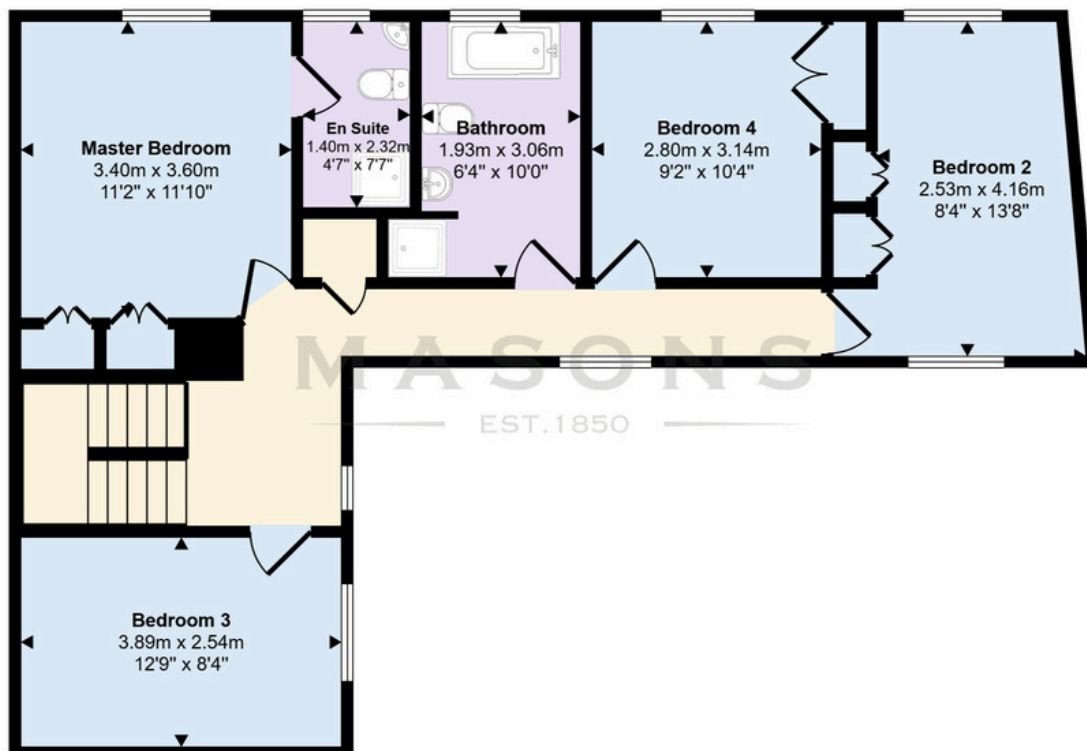
The rear garden is private and low maintenance, with paving and shingle, and enclosed by walls and hedging. Beyond the garden is the private parking space and a brick outbuilding offers useful storage. There is also a right of way granted to a neighbouring property through the archway.

At the front, the home is set behind a low walled garden with an archway that provides side access to the back. The location is peaceful, yet just a short walk from everything Louth has to offer.





Ground Floor
Approx 54 sq m / 586 sq ft



First Floor
Approx 72 sq m / 776 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.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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 D

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: ///tickling.reservoir.soaps

Directions

Travelling along Mercer Row from the centre of Louth, proceed into Eastgate and straight over the first mini roundabout, then take the left turning on the next mini roundabout along Ramsgate, then take the first left turning into Pleasant Place and the property will be found shortly 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

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