



The Coach House

Little South Street, Louth

M A S O N S
— Celebrating 175 Years —

The Coach House

Little South Street, Louth
Lincolnshire LN11 9JR



An exceptional, turn-key town residence

Sought-after west Conservation Area

Walled drive-in courtyard

Digitally controlled underfloor heating

Fully fitted breakfast-kitchen

3 ensuite bedrooms (one on the ground floor)

Open plan living rooms and fully fitted kitchen

Bi-fold French doors to walled rear garden

Located just a short walk from the town centre

Vaulted ceilings with motorised blinds

Garage with utility area

Highly efficient with low running costs

Views to the spire of St James Church

A unique lifestyle opportunity

A very special property - masterfully created in the west conservation area of Louth with fine views to the spire of St. James' church, this detached town house was completed in December 2017 and combines exceptional design, construction and unique style, blending tradition with state-of-the-art efficiency. The beautifully appointed accommodation has underfloor heating throughout with multiple digital zone controls by an air source heat pump and includes three ensuite bedrooms (one on the ground floor), stunning open plan living accommodation featuring a superb, fully fitted breakfast-kitchen, a garage with utility area, fully walled grounds and a walled courtyard driveway. A very rare opportunity just yards from the town centre.

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The Property

Completed in December 2017 with the balance of a 10-year build-warranty, the house has insulated principal cavity walls of triple skin on two sides and internally insulated, faced externally with Old English style mellow brickwork in garden bond. The walls feature eaves and gables in traditional corbelled brickwork with dentil coursing for ease of maintenance and the pitched timber roof structures are covered in natural slate. The timber-framed, double-glazed windows are finished in a grey colour from the Little Green paint range.

The accommodation is efficiently heated by an air source heat pump providing underfloor heating throughout, with multiple digital room/zone controllers and insulated ground floors, mainly covered in porcelain tiles (including the garage) with the exception of the ground floor bedroom, which is carpeted.

The living accommodation is open plan with vaulted and suspended ceilings, feature brick chimney breast and fireplace with a two-way cast iron stove and bi-folding French doors from the sitting area onto the rear courtyard garden.

The kitchen is tastefully fitted in contrasting fashionable colours with high quality appliances and there is extensive pendant and LED lighting with multiple power points. The garage is also cavity wall constructed and has a useful roof storage void over and a rear utility area incorporating the technical equipment of the heating system and water softener.

The three bedrooms each have beautifully fitted ensuite shower rooms with painted wall panelling and elegant suites, one enjoying a shower bath. The upper bedrooms each have a vaulted ceiling with a remote control, motorised double-glazed skylight window and motorised blackout-blind while the low-level windows facing the courtyard have plantation shutters.

The ground floor bedroom has double-glazed French doors facing the drive-in courtyard and presenting views to the church spire. The first-floor landing is an ideal dressing area or home-working space and is also lit by a motorised skylight window over the return staircase and a low window facing the courtyard with plantation shutters. The granite paved courtyard garden has an arbour and garden store. There is abundant exterior lighting.



Ground Floor

The property is approached through the screen pedestrian door set into the courtyard wall. This opens onto granite flagstone paved approach to the main entrance. A heavy and wide, painted front door and double-glazed side panel opens into the:

Entrance Hall

An attractive reception area with painted dado panelling which extends along the side of the return staircase leading up to the first-floor accommodation via a stepped half landing. Mains smoke alarm, four ceiling LED downlighters and digital heating control. Painted double doors on each side, open to the dining/living area and the ground floor bed-sitting room. The hallway has a porcelain tiled floor which then extends throughout the living accommodation and into the garage. Spacious understairs cloaks and storage cupboard with spotlight downlighter, coat hooks to wall rail and the manifolds for the ground floor underfloor heating system.





Open Plan Dining Room, Sitting Room and Kitchen

With double doors from the hallway opening initially into the:

Dining room

Where a brick feature chimney breast and fireplace has an inset, two way, cast iron multi-fuel Portway stove fitted with grey enamel glazed doors on a raised stone hearth with complementary stone-faced lintels over. Painted, double-glazed French door/window with two matching double-glazed side panels which can only be operated and locked from the interior, and opening onto the courtyard. Ceiling light point and walk-through openings on each side of the chimney breast to the sitting room beyond. Painted dado wall panelling and digital central heating control for this area.





Sitting Room

A beautifully appointed living space, open plan with the kitchen adjacent, both featuring high vaulted ceilings with three double-glazed skylight windows allowing natural light to flood into these areas. Painted dado wall panelling and wide, bi-folding, double-glazed doors open onto the decking and garden to the rear of the property. Pendant light point and digital zone heating control with wall-mounted remote control for the two motorized skylight windows in this area.





Kitchen

Superbly fitted in two contrasting fashionable tones with a range of built-in base units in white having soft-closing doors and drawers, to include wide and deep pan drawers. Pull-out bottle rack, corner unit and extensive wide drawers to the kitchen island, all fitted with light-coloured granite work surfaces and wall upstands. One and a half bowl sink unit in white granite composite with a Quooker boiling hot water tap and filtration unit in the cupboard beneath.

Adjacent to the island is a raised, curved breakfast bar in limed oak and complementary wall shelves on brackets to one side with a peep-through window facing the entrance courtyard. In contrast to the white units there are dark-slate coloured tall, custom made cupboard units containing an integrated Montpellier side-by-side refrigerator with humidity control and freezer, together with a bespoke, double-door larder cupboard featuring comprehensive part-rebated shelving.





Display alcove over with moulded cornice and chain suspended, three branch dome lights over the island. LED spotlights to the front and rear vaulted ceiling, mains smoke alarm and double-glazed door to outside.

Further built-in appliances comprise a Fisher Paykel two drawer dishwasher with stainless steel finish and digital readout, Britannia range cooker with five plate induction hob, double oven and grill, also having a digital readout and set into a mirror-backed and slate grey pillared surround with mantle shelf, concealed cupboards to each side and an inset cooker hood with downlighter.

CDA wine cooler with brushed, stainless steel framed, tinted glass double doors and an internal digital readout. High-level door to a useful roof storage void. Digital zone heating control and remote wall rocker switches for the motorized skylight window above.

Connecting four-panel door to the attached Garage with Utility Area.





Further plumbing, pressure gauges, valves and water softener to the double base unit adjacent, above which the granite work surface has an inset single drainer stainless steel sink unit with single lever mixer tap. Shelf and skylight window over. Stacked Samsung washing machine and Hotpoint tumble dryer. Zone heating control, LED ceiling spotlights and trap access with folding drop-down ladder to the roof storage void above which has an electric light and boarding for storage.

Attached Garage and Utility Area

With a motorized remote-control door from the courtyard in white, two rebated consumer units with MCB's, wall cupboard units in white and built-in cupboards to the rear comprising tall double cupboard with Nu-Heat Energy Master HP300 insulated hot water cylinder, LCD panel to the NIBE control unit for the air source heat pump, two expansion cisterns, pumps and a storage facility for the underfloor heating water supply.

Bed-Sitting Room

A versatile ground floor double bedroom or alternatively a bed-sitting or additional reception room as currently used by the present owners. The walls are panelled and painted in dark slate grey with wide double-glazed French doors operated and locked by an internal handle only, onto the courtyard. Attractive views towards the spire of St. James' church. Digital central heating control and double doors from the hallway. Connecting door to the ensuite shower room.



En Suite Shower Room

This room also features the slate grey panelled walls of the adjoining room with long wall mirrors inset and enclosing the cistern of the WC with dual-flush wall button and access panel. White enamelled Edwardian-style wash basin on chrome stand with Period-style chrome mixer tap and high-level light above.

Ceramic-tiled shower cubicle in subtle pastel tones with LED downlighter above, glazed folding screen door and side panel, glass corner shelves and a polished chrome wall shower mixer unit with slim handset on flexible hose and rail together with a large drench head above. Light operated extractor fan and chrome electrically heated ladder-style radiator/towel rail.

Porcelain-tiled floor and digital control for the heating in this room within the adjoining bed/sitting room.





First Floor Landing

An attractive space with painted dado panelling and which is an ideal dressing area or for home working/computer study, enjoying a light and airy feel with vaulted ceiling and double-glazed skylight window, together with a low window overlooking the courtyard and fitted with plantation shutters. The skylight window is motorised via wall-mounted rocker switches, there is a pendant light for a chandelier over the staircase and a concealed built-in double cupboard set into the screen around the stairwell. LED spotlights to the tall, vaulted ceiling with mains smoke alarm on the ridge.

Bedroom 1

An attractive double bedroom with painted dado wall panelling, vaulted ceiling and motorised skylight window with rocker control switches to the wall and remote controlled, motorised black out blind. Low-level window overlooking the courtyard and fitted with plantation shutters. Padded headboard with directable chrome reading lights to each side and bespoke fitted wardrobes built into the room shape with painted single and double -

doors, clothes rail, shelving and a triangular top cupboard. Digital zone control for the heating. Connecting door together with a high-level internal window to the:

En Suite Shower-Bathroom

With a white shower/bath having central wall-mounted chrome taps and a wall-mounted shower mixer unit with handset on flexible hose and drench head. Lattice and floret patten ceramic-tiled floor and wide wall mirror above grey-green painted wall panelling concealing cabinets with handleless doors.

White low-level WC with dual-flush control; white enamelled Edwardian-style washbasin on chrome stand with Period-style chrome mixer tap and high-level light over. Light operated extractor fan and chrome electrically heated ladder-style radiator/towel rail.

LED spotlight downlighters set into the sloping ceiling. Digital control for the heating within the adjoining bedroom.





Bedroom 2

A double bedroom with an impressive high vaulted ceiling, also featuring a motorised, double-glazed skylight window with rocker switch control and a remote controlled motorised integrated blackout blind. Two built-in bespoke double wardrobes painted in pale grey tones, each having fitted clothes rail and shelving. Painted dado panelling and wall-mounted digital zone control heating for the bedroom and the adjoining ensuite shower room. Low level window with plantation shutters facing the courtyard.



Ensuite Shower Room

This room mirrors the dark grey panelled wall theme of the ground floor shower room, concealing cabinets with handleless doors and the cistern of the white WC with dual-flush wall button and access panel.

Diamond lattice patterned ceramic-tiled floor and wall mirror with light above. White enamelled Edwardian-style wash basin on chrome stand with Period-style chrome mixer tap. White, Metro-style ceramic-tiled shower cubicle with LED downlighter over, frameless glazed screen door and side panel, glass corner shelves and a polished chrome wall shower mixer unit with handset on wall rail and drench head. Light operated extractor fan and chrome electrically heated ladder-style radiator/towel rail. Digital control for heating with the adjoining bedroom. LED downlighters set into the sloping ceiling.





Outside

At the front of the house there is a brick-walled, gravelled courtyard with substantial, remote controlled, motorized ledged, braced and framed doors complementing the single pedestrian door, all finished in the same paintwork as the house and with capped brick pillars. The courtyard area provides ample parking space and gives access to the garage whilst also forming a comfortable seating area with a granite flagstone pathway approach to the front door and patio areas with external down/up lighters together with multiple solar wall lights. There is a sensor floodlight over the garage door and a raised box hedge along the driveway with grey panelled fencing above the brick wall.



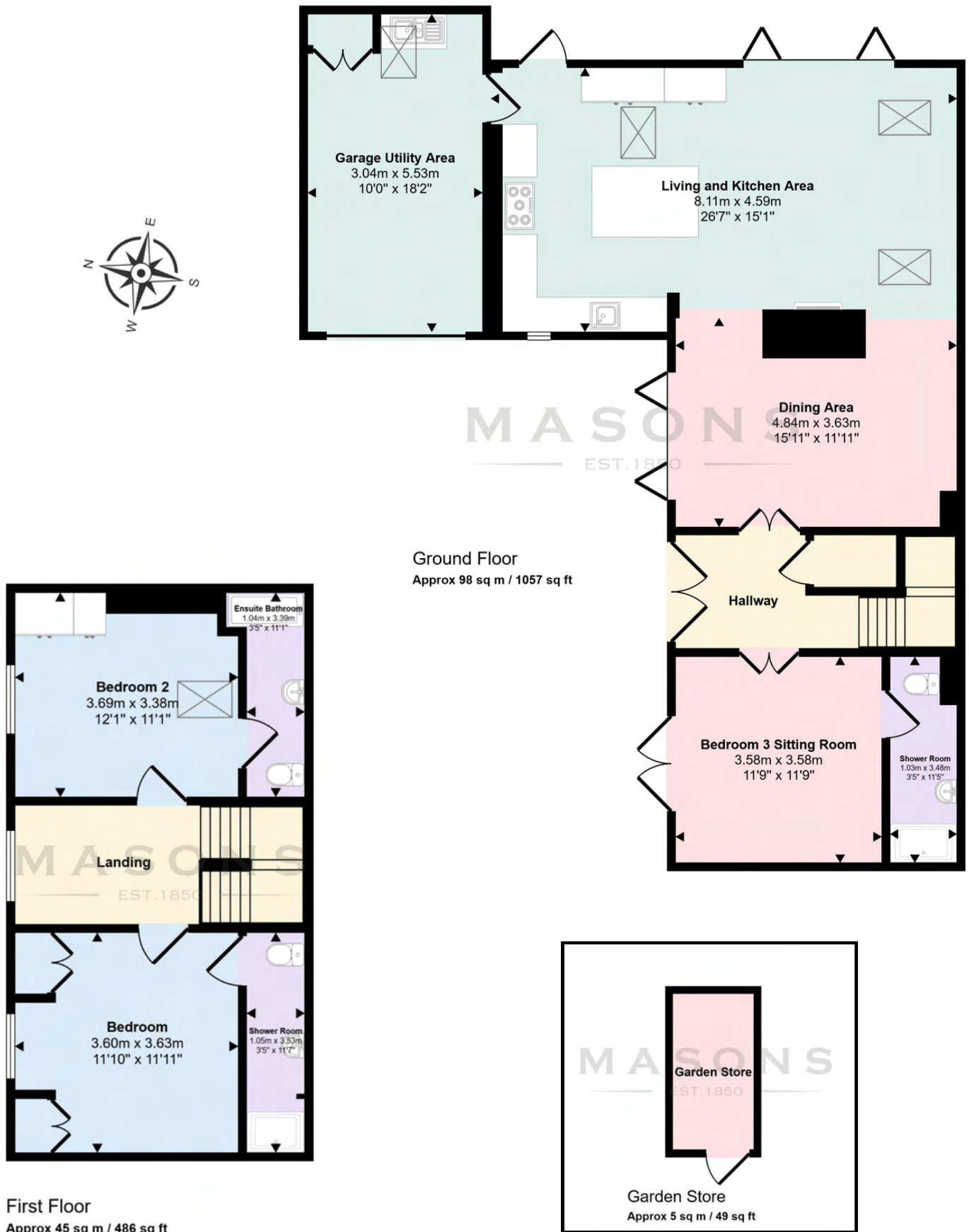
A granite flagstone pathway leads around the garage to the rear garden with further sensor lighting and brick walled boundary, initially opening to an enclosure with the NIBE2040 air source heat pump positioned on a raised concrete base. The path continues into the rear garden with a canopy and vented screens and door adjacent to a timber garden shed, 2.85m x 1.75m internally.

The superb rear garden enjoys a warm sheltered and sunny aspect and is landscaped for ease of maintenance with main area finished in granite flagstones creating a spacious patio area for seating, alfresco dining and to display pot plants, tubs and hanging baskets. The bi-folding doors from the sitting room open onto this area with a planted raised shrubbery adjacent, behind retaining sleeper walls with led lighting beneath.





Set into the patio there is a superb grafted Indian Bean tree of lovely proportions. The garden is again brick-walled with pleached trees over flower beds along the rear forming a backdrop and maintaining privacy. The house walls have many up/downlighters and there are multiple solar lights. To one side is an opened fronted arbour with composite slate roof and orientated to enjoy the sun. Wall mirrors have been positioned to creative effect both in the front and mainly in the rear courtyard- gardens.



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. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

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		92 A
81-91	B	82 B	
69-80	C		
55-68	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: ///spill.craft.venues

Directions

From St. James' church proceed south along Ugate and after the zebra crossing take the narrow right turning along Gospelgate. Continue and take the first left turn along George Street and approximately halfway up the hill there is a crossroads where two small lanes lead to the left and right. Take the left lane and just after the right bend, the screen doors into the courtyard of The Coach House will be found on the left 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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