



CHOICE PROPERTIES

Estate Agents

Rothay House South Street,
Louth, LN11 9JS **Reduced To £745,000**



Choice Properties are delighted to present 'Rothay House'. Located in a most prestigious position amidst large, attractive, mature landscaped grounds this stunning residence offers super views towards St. James Church adding to the allure of this most special home.

Step inside, and you'll be captivated by the grandeur of the Entrance Hall, the warmth of the Large Sunny Kitchen, and the inviting open plan Living area. With additional spaces including the Lounge, Conservatory and impressive Snooker Room with an exhibition snooker table included this property also boasts 4 Bedrooms, with the master featuring a fabulous en suite adding to the luxury of this home.

This detached property is a true gem waiting to be discovered. As you approach you will be greeted by a sweeping driveway leading to this most individual, bespoke home which occupies a stunning elevated position and beautiful gardens. Set discreetly in South Street providing brilliant access to central Louth via foot or car and with No Upper Chain we invite you to view at your earliest convenience.

With the additional benefit of a security alarm system, gas central heating, double glazed windows, wiring for high quality music systems, and a full size exhibition snooker table included, this executive home of character and distinction in an exceptional location, offering further potential to become a truly magnificent property in the heart of Louth, internally comprises:-

Hallway

14'9 x 11'11

Spacious entrance hallway with laminate flooring and staircase leading to the first floor landing. Thermostat. Telephone point. Power points. Double opening doors to dining room. Door to:-

Kitchen

23'0 x 13'3

Distinguished kitchen with large central island, handmade cabinetry and elegant marble worktops leading to an open plan day room with smokeless fuel-burner stove and views and doors to the patio and rear garden. Two bowl stainless steel inset sink with stainless steel mixer tap and angled marble worktop drainer. Five ring gas hob fitted in island with feature extractor hood over. Integrated deep fryer with extractor hood over and stainless steel splashback. Brick feature wall with space for fridge freezer, fitted wine rack and integral dual oven. Integral microwave. Integral dishwasher. Tiled floor. Spot lighting. Door leading to patio. Door to:-

Dining Room

16'7 x 13'10

Dining room with large double glazed window to the front aspect. Radiator. Power points

Living Room

15'6 x 27'6

Generously proportioned light filled dual aspect living room with log effect gas fire set in feature fireplace with granite hearth and stone surround. Hardwood Flooring. Large double glazed window to front aspect and double glazed glass sliding doors to conservatory. Spot lighting. Two radiators. Power points.

Conservatory

11'8 x 12'11

Hexagonal conservatory with double glazed windows to all aspects. Glass ceiling. French doors leading to garden. Ceiling fan.

Day Room

16'10 x 19'10

Large brick built feature fireplace with smokeless multi fuel burner with tiled hearth and brick surround. Tiled flooring. Extensive views of the rear garden via the UVPC sliding glass door to patio. Power points. Radiator.

Utility Room

22'10 x 15'3

Generously sized utility room fitted with wall and base units with work surfaces over. One and a half bowl sink with mixer tap and drainer. Fitted storage cupboard. Part tiled walls. Tiled flooring. Plumbing for washing machine. Space for dryer. Space for fridge freezer. Dual aspect UVPC windows. Radiator. Power points. Integral door to garage. UVPC door to garden.

Downstairs WC

6'7 x 13'1

Fitted with a push flush wc and a pedestal wash hand basin with single taps. Laminate flooring. Part tiled divider. Double glazed window to rear aspect. Power points.

Landing

12'11 x 14'1 (excluding corridor)

Access loft space via loft hatch. 'Everest' double glazed window which are present throughout the first floor. Spot lighting. Thermostat. Radiator. Power points.

Master Bedroom

15'6 x 20'11

Spacious double bedroom. Air conditioning system. Fitted headboard. Spot lighting. Double glazed window to rear aspect. Door to dressing room. Door to:-

Master Ensuite

13'10 x 9'11

Fitted with a four piece suite comprising of walk-in rainfall shower with traditional shower attachment, push flush w.c, bidet, and a large wash hand basin set over vanity unit with a stainless steel mixer tap. Two chrome heated towel rails. Wall mounted vanity unit with backlit mirror and electric shaver point. Fully tiled walls. Tiled floors. Spot lighting. Air conditioning system. Double glazed window to rear aspect.

Dressing Room

8'8 x 10'11

With fitted open wardrobes and shelving.

Bedroom 2

17'8 x 9'11

Large double bedroom with a fitted double wardrobe with sliding doors. Air conditioning system. Under eaves storage cupboard. Radiator. Power points. Double glazing window to rear aspect.

Bedroom 3

15'7 x 10'6

Double bedroom with double glazing window to front aspect. Radiator. Power points. Tv aerial point.

Bedroom 4

13'3 x 7'2

Double bedroom with two fitted wardrobes. Double glazing window to front aspect. Radiator. Power points.

Shower Room

11'3 x 10'1 (excluding raised shower area)

Fitted with a four piece suite comprising of fully tiled walk-in rainfall shower with mosaic tiled flooring, wash hand basin set over vanity unit with mixer tap and tiled splashbacks, low level w.c, and a bidet. Wall mounted vanity unit with spot lighting and bi fold mirrored doors. Heated towel rail. Spot lighting. Air conditioning system. Double glazing window to rear aspect.

Office

9'8 x 10'9

Fitted with a storage cupboard with fitted shelving. Fitted desk. Under eaves storage. Power points.

Snooker Room

18'10 x 22'3

Included within the property and sale price is a full size tournament standard snooker table on which Jimmy White and Willy Thorne have played exhibition matches at the property with traditional hang down snooker table light fitting over. Wood panelled walls. Air conditioning unit. Power points. Double glazing window to front aspect.

Garage

24'10 x 24'11

Integral double garage fitted with power and lighting and a double electric roller garage door. Consumer unit. 'Valliant' gas boiler.

Gardens

The property sits on a plot of approximately 2/3 of an acre and boasts manicured gardens with a patio and summerhouse alongside a variety of mature plants, trees, and shrubbery which all add a plethora of life and colour to the garden. The garden also benefits from being south facing allowing it to enjoy the sun for the majority of the day. This generously sized plot could also incorporate a second plot (subject to the necessary planning consents) with separate access from Sudbury Pl.

Driveway

Tarmac drive with parking for 4 cars leading to a large double garage with electrified roller doors.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band G. Amount Payable 2024/25 - £3506.17

Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

Opening Hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making An Offer

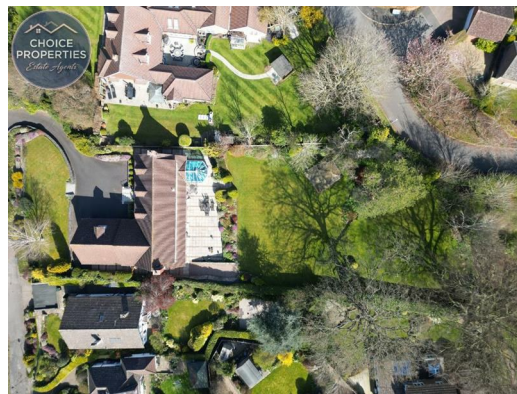
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

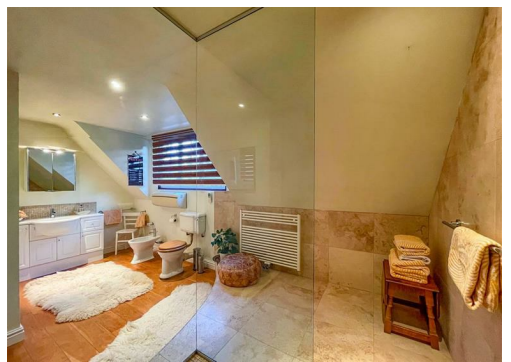
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.













Directions

From St James' Church, Louth head South along Upgate until you reach the traffic lights at the crossroads. Turn rights at the traffic lights onto South Street. Continue for 200m and you will find Rothay House on your left hand side opposite the junction to Edward Street.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

