



# 42C Westgate

Louth

**M A S O N S**

— SINCE 1850 —



# 42C Westgate

Louth  
Lincolnshire LN11 9YD

This hidden gem enjoys a prime address and a quiet mews setting, all just yards from the town centre and the scenic parks on the west side of Louth. The bespoke, split-level accommodation features an open plan sitting room, dining area and custom hand-crafted kitchen with appliances, one single and two double bedrooms and a contemporary bathroom with bath and shower cubicle. Bright, airy rooms with superb views including St. James' Church. A valuable garage and block-paved parking space at the rear, and a wonderful haven garden with oak veranda.

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## The Property

This unique mews town house dates back to around the turn of the 20<sup>th</sup> century and has solid brick principal walls and a stepped, pitched roof covered in slate. The rooms within are particularly light, as there are many sash windows, (partly secondary glazed) presenting some lovely views to include the fine church of St. James from both floors and a treescape which belies the town centre location.

Tucked away from prime Westgate in a secluded mews with neighbouring Period townhouses, this property is a lovely main residence or a secure lock-up holiday home, with a block-paved parking space and a garage – particularly valuable in the central conservation area. To complete this idyllic opportunity, there is an enclosed haven garden by the garage with a large verandah for al fresco dining and entertaining, a wealth of established shrubs, a sheltered patio and enviable orientation for the afternoon and evening sun.

The rooms are described in full below and heated by a mains gas central heating system with combination boiler installed 2014 and serviced regularly, together with a cast iron, multi-fuel stove set into the feature fireplace in the sitting room. The ground floor rooms have underfloor heating. The property has fibre broadband and the sockets and switches are finished in brushed stainless steel. The rooms and the bespoke furniture are tastefully decorated in neutral tones from the Farrow and Ball and Zoffany ranges.



## Ground Floor

The entrance to the property is on the rear elevation from the block-paved parking space. A shaped brick opening has a flight of flagstone steps leading through a **recessed porch** with colour-washed brick walls, pendant lantern, stone plinths and a planter to each side. An ornate, multi-pane part-glazed and panelled door with stainless steel letterbox and intricately shaped panes leads into the house.

The ground floor rooms comprise an **open plan sitting and dining area** and a **semi-open plan bespoke kitchen and reception area**.

The **kitchen** has a ceramic slate-style floor and is fitted with a range of hand-crafted furniture by highly-regarded Hill Farm Furniture Ltd and finished in grey/green paintwork.

There are base cupboards, a drawer unit with cup handles, lower pan drawer and an inner spice drawer to the centre, a mobile island unit and a range of wall cabinets. A particular feature is a folding double-door larder unit which opens with automatic side lighting to reveal adjustable shelving and sockets for small appliances which can be hidden away when not in use.

Cooking appliances are by Neff and comprise a built-in conventional/steam oven with grill and a black ceramic induction hob. The furniture doors also conceal an integrated Neff refrigerator with ice box, an integrated slimline Neff dishwasher and a Bosch washing machine. One wall cabinet houses the Worcester gas combination central heating boiler which operates with independent controllers for the ground and first floor zones.





There is a large wall shelf for pots and pans on shaped brackets and the work surfaces (including the mobile unit) are in black walnut with upstands and a deep inset Belfast sink with separate mixer taps and swan-neck spout. The multi-pane sash window over the sink has a Roman blind and presents a special view towards St. James' Church in the town centre; there is a second smaller sash window on this side elevation. Lighting is by LED ceiling downlighters and there are alarm units for heat and carbon monoxide.

The bright and airy, **L-shaped sitting room and dining area** feature a raised, engineered oak floor with step up from the kitchen and reception area. The ceiling is also on split levels with LED downlighters to the dining area and pendant light point to both sitting room and dining area.

Naturally lit by four sash windows of varying sizes, positioned on the rear and each side elevation and three of which have Roman blinds, there is also a gothic arch shaped window to the entrance porch.





The cosy sitting room has an ornately-moulded, cast-iron fire surround with wide mantel shelf, a black granite hearth and an inset, 5kw Woodwarm multi-fuel stove with flue liner to the chimney. The taller ceiling has moulded coving and there is a tall shelf display unit with adjustable shelves.

To the corner, a staircase with painted spindle balustrade, fine turned hardwood newel post and handrail rises to the first floor, with a useful understairs cupboard beneath. This area also has a mains smoke alarm, a carbon monoxide alarm and digital controller for the ground floor heating zone.



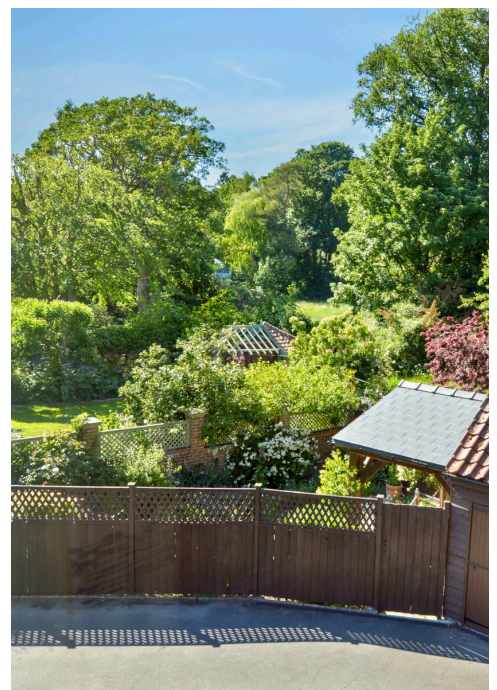
## First Floor

A **lower landing** has a multi-pane sash window on the side elevation with Roman blind and presenting the same impressive view of St. James' Church in the town centre as from the kitchen window below.

There is a Period-style column radiator, a mains smoke alarm and ceiling light point with trap access to the rear roof space. Pine, moulded four-panel doors lead off to bedrooms 2 and 3. Five steps lead up to the upper landing.

**Bedroom 2** is positioned at the rear of the house and has a white, Period-style column radiator, a coved ceiling and a multi-pane sash window with secondary glazing presenting fine views over the tree-lined surroundings.

**Bedroom 3** is also positioned at the rear and is presently a study for the current owners but is a good-size single bedroom with double-aspect, multi-pane sash window presenting amazing views, again taking in the spire of St. James' Church. The ceiling is coved and there is a Period-style column radiator and a Roman blind to the side window.



The **upper landing** has a hand-crafted dresser, also by Hill Farm Furniture Ltd. with a painted finish, two drawers with cup handles and a double-door cupboard over with adjustable shelving.

The coved ceiling has a ceiling light point and there is a long trap access with a pine, fold-down ladder to the upper roof void which is boarded for storage with a light.

The **main bedroom** is a double bedroom which is lovely and bright, having a large, multi-pane sash window to the side elevation presenting fine views to the mature trees on the opposite side of the River Lud.

This room also has a Period-style column radiator, high, moulded skirting boards, a coved ceiling with ceiling light point and pine, moulded double doors to a built-in recessed wardrobe with clothes rail and space for shelving over.





The **bathroom** extends into the projecting upper wing at the side of the building and has a white suite. There is a double-ended panelled bath with hand-crafted moulded and painted panelling, independent mixer taps and chrome wall spout, together with a wide, built-in panelled vanity unit in grey with a plinth-mounted rectangular wash hand basin, having independent spout and taps, Metro-style splash-backs and a low-level WC with concealed cistern and dual-flush control.

The large, easy access, Metro-style ceramic-tiled shower cubicle has glazed screens and a walk-through opening, a thermostatic chrome shower mixer unit with fixed drench head and a deep storage plinth adjacent.

The floor is tiled in slate and there is a matt black ladder-style radiator/towel rail and an LED illuminated and heated mirror over the wash basin. The casement window on the side elevation has a Roman blind.



## Garage



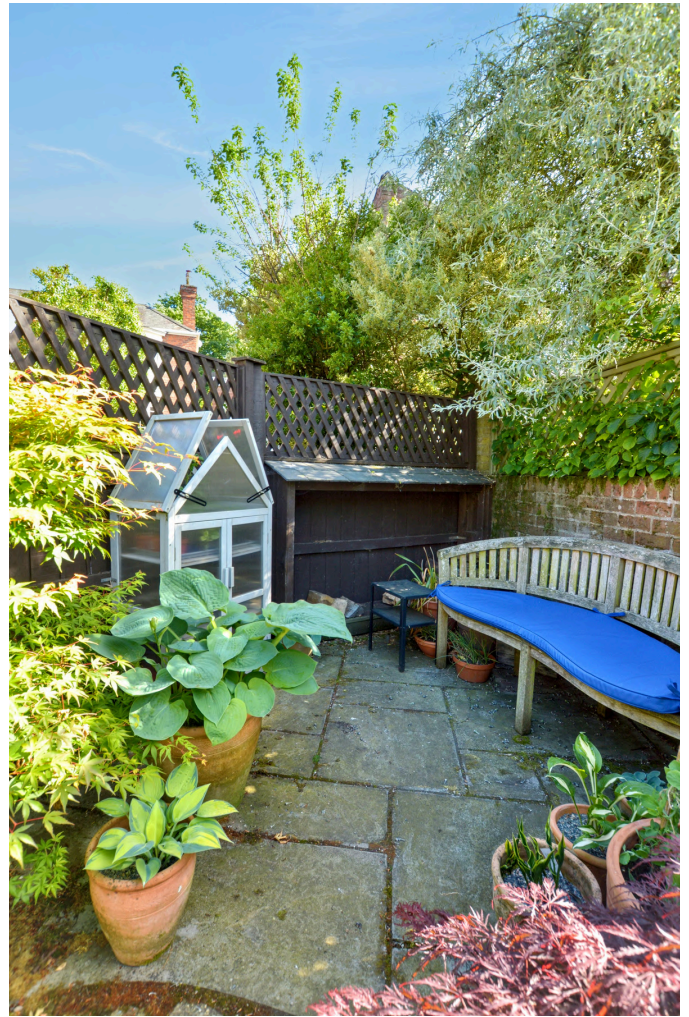
A few paces from the house on the opposite side of the courtyard is the timber and brick-built garage which has a pitched timber roof structure covered in clay pantiles underdrawn with felt. Ledged, braced and framed double timber doors allow access at the front and internally, the ceiling is pine panelled with a trap access to the roof void for storage space in the centre and timber-panelled, double-skin side walls with a brick wall to the rear. Lighting is by LED strip lights and there is a consumer unit for the garage and power points. Against the rear brick wall there is a built-in range of units comprising base cupboards, two wall cabinets and an integrated freezer. There is also space for a condensing tumble-dryer.

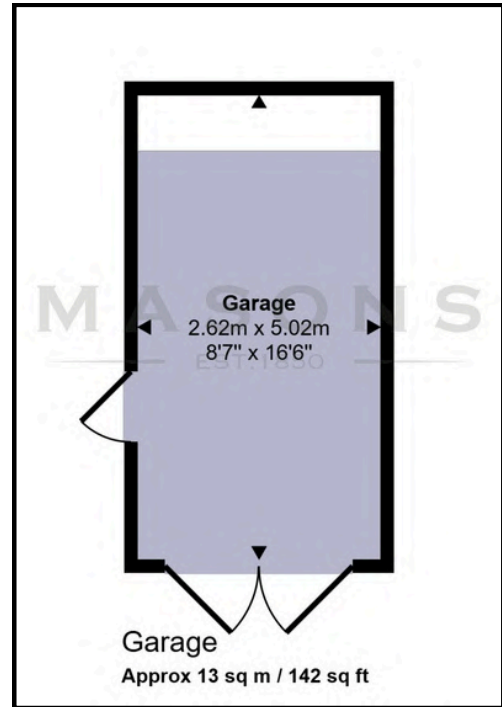
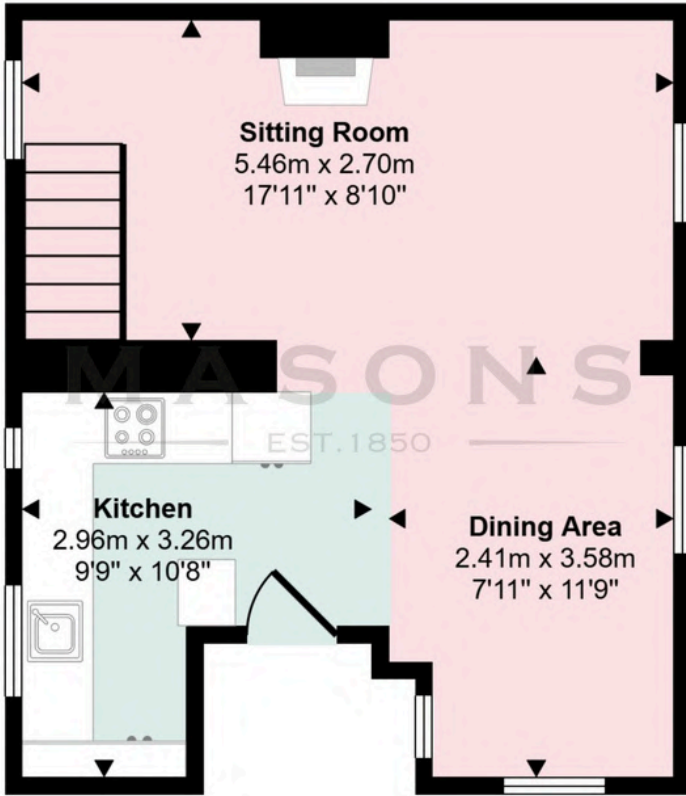
A side pedestrian door from the garage opens to the oak-framed veranda adjacent. The block-paved parking space is immediately next to the entrance into the house.



## Garden

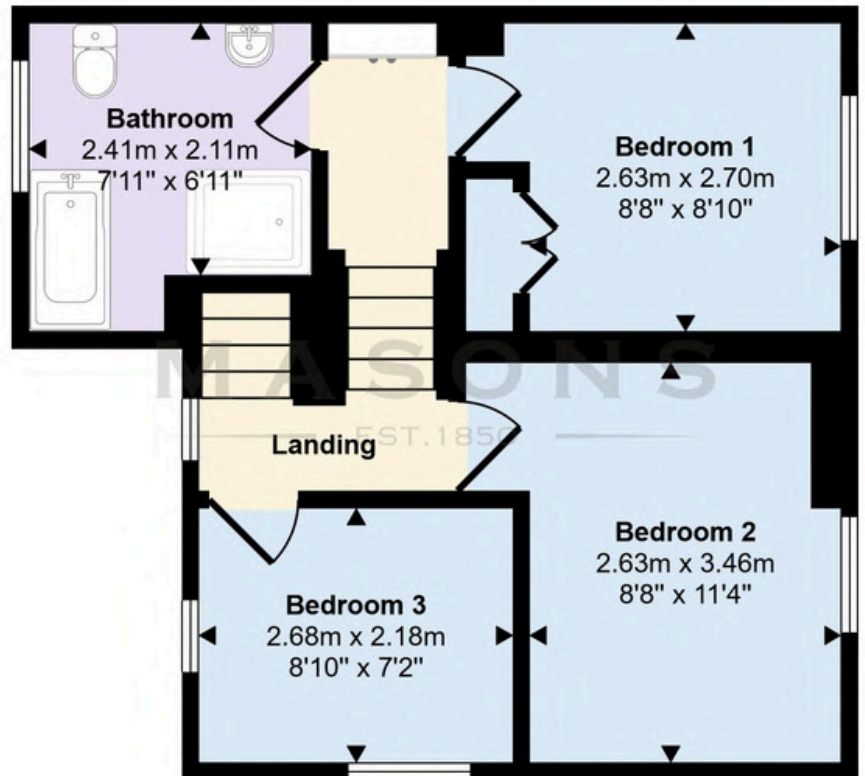
The property has a charming, secluded and enclosed garden adjacent to the garage with a screen door from the courtyard and a superb oak-framed veranda having a decked floor and composite slate roof, all orientated to enjoy the afternoon and evening sun. The garden is gravelled in the centre with inset paving slabs for ease of maintenance and surrounded by a lovely variety of ornamental perennial shrubs, flowering plants, roses and climbing plants to the surrounding fencing, trelliswork and wall with a step up to a sheltered, shaded flagstone patio for hot days and early morning coffee in the sun. At the side there is a log store.





### Ground Floor

Approx 33 sq m / 352 sq ft



### First Floor

Approx 39 sq m / 419 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. 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.



# The Lincolnshire Wolds and The Coast

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.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band A

### 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: ///sweep.pads.tour

### Directions

From St James' church in the town centre, on foot, head west along Westgate and continue until the shared driveway leading down to the courtyard is found between numbers 42 and 44. By car from the church go south on Upgate, turn right along Gospelgate after the zebra crossing and at the end of the road turn right down Breakneck Lane. Take the acute first right turn along Westgate and after a short distance this drive is 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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

# M A S O N S

SINCE 1850

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