38 Westgate

Louth

MASONS

SINCE 1850

38 Westgate

Louth, LN11 9YH

Grade 2 listed town house

Garden extending down to the river

Spacious and elegant accommodation

5 Bedrooms plus Annex

4 Bathrooms in total

Close to town and scenic parks

Premier position in the Conservation Area

No onward chain

A handsome Georgian Grade II listed townhouse on sought-after Westgate in Louth market town, offering elegant, spacious accommodation with many beautiful period features. Lovingly maintained by the current owners, the property offers five bedrooms plus a rear annexe. It includes two generous front reception rooms, a kitchen opening into a dining area with rear access, and a useful lower ground floor cellar. The self-contained annexe features a reception room, shower room, and bedroom. Upstairs are five well-proportioned bedrooms and three bathrooms. The rear garden is a delightful space to relax, stretching down to the river with lawn and patio areas.

This Grade II listed property is believed to date back to the early 19th century and has white-painted brick facing walls which were all repainted, along with the doors and windows, in 2024 with a pitched Welsh slated roof, hipped on the right side, with original timber sash windows and an attractive six-panel front door with ornamental rectangular fan light above with moulded stone surround. A conversion of the rear wash house was completed in 2017 to provide the annexed accommodation. Further works included refurbishment of the roof in 2024, with new guttering all round.In 2023, the wood-burning stove was installed in the sitting room with HETAS certification.

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Six-panel timber entrance door with ornamental fan light above with moulded stone surround, into the porch with tiled floor and a further multi-pane glazed door into the main hallway with six-panel timber doors into principal rooms. Staircase leading to first floor with turned banister and multi-pane door giving access to the rear entrance and cellar. Off to the right side is a delightful sitting room, very generously sized with picture rails, cornice to ceiling, sash front window and full-height, floor to ceiling sash opening windows to rear access with timber folding shutters overlooking the gardens, and having the recently installed wood-burning stove.

Off to the left side is the drawing room or library with smart parquet floor, sash window to front and built-in shelves with further fireplace to side. WC off the hallway and door into the kitchen, positioned to the rear with range of base and wall units finished in white with granite work surfaces and inset, one and a half bowl sink. Space and plumbing for washing machine and dishwasher and also housing the range cooker beneath the inset extractor hood. Opening through to the dining area with patio doors onto rear garden.

Annexe

Connecting through from the dining area is the rear annexed accommodation which comprises a hallway with door into garden, modern fitted wet room with WC and shower. Beyond this is the versatile reception room, having exposed brickwork walls and window overlooking the garden, opening through to the rear bedroom space and further connecting door into the garden, with the whole annexe making an idea granny annexe or home working space, as required.

First Floor

Delightful galleried landing with curved wall housing the beautiful arched and bowed window overlooking the rear garden and having six-panel doors to bedrooms and bathroom. Bedroom 1 is very generously proportioned and positioned to the front aspect with twin sash windows and exposed timber floors with marble fire surround. Bedroom 2 is also at the front with sash window, currently set up as a twin room, while bedroom 3 is also a generous double with sash window to front and connecting door into the Jack-and-Jill shower room, comprising low-level WC, wash hand basin and walk-in shower with electric shower unit and frosted glass sash window to rear and connecting door through to bedroom 4 which is a delightful and bright room with twin sash windows overlooking the rear garden.

Bedroom 5 is positioned to the far rear, with window overlooking the garden and also being a generous double in size. Off the landing is the modern shower room with wash hand basin, low-level WC and corner shower cubicle with panelling to half-height walls, also having cupboard housing the hot water cylinder, while a further bathroom with bath, corner shower cubicle, WC and wash hand basin completes the first floor, also having timber panelling to half-height wall and attractive tiling to wet areas.

Cellar

Surprisingly spacious lower ground space with exposed brickwork walls and stone slabbed floor with raised shelving areas, lighting and electrics provided, with two windows to rear aspect and a further separated storage area with shelving, ideal for use as a wine cellar.

Outside

The garden can be accessed from a separate entrance door on Westgate which gives access to the side passage and store - a useful, completely covered space with bricked floor and open aspect to rear garden, ideal for tools, equipment and garden machinery, etc. The rear garden is a delightful and private space to relax, with patio adjacent the garden, having a good range of mature bushes, shrubs and trees. High-level walled boundary to right-hand aspect with the garden extending into the large lawn with further mature trees, bushes and shrubs along its length, large mature tree to rear and walled boundaries to either side, gently sloping away down towards the River Lud and with views across to St. James' Church.Some delightful wild flower areas create an attractive habitat for wildlife, insects and birds, with the River Lud positioned some way below the rear boundary.

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.

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: ///thick.admiral.heats

Directions

On foot, proceed to the west end of St. James' Church and facing Westgate, proceed away from the town centre along Westgate.After passing the junction with Breakneck Lane, the property will be immediately on your right-hand 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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