



82 Westgate Louth LN11 9YD

£800,000



JOHN TAYLORS
EST. 1859

A distinguished Georgian residence, believed to date from around 1740, with a significant extension added circa 1820. This substantial Grade II Listed Georgian townhouse occupies an enviable position beneath the magnificent spire of St James' Church, one of Louth's most iconic landmarks. Beautifully maintained and sympathetically updated by the current owners, the property combines elegant period features with modern comforts, offering highly versatile accommodation arranged over three principal floors together with an attic room. Outside, the house is complemented by a generous enclosed rear garden extending to the banks of the River Lud, extensive off-road parking, garaging and an impressive brick-built garden store offering excellent potential for a home office, studio or ancillary accommodation, subject to the necessary consents.

Throughout the gardens there are spectacular views of the magnificent spire of St James' Church, creating a truly unique setting for this outstanding period home. The property has an EPC rating of D.

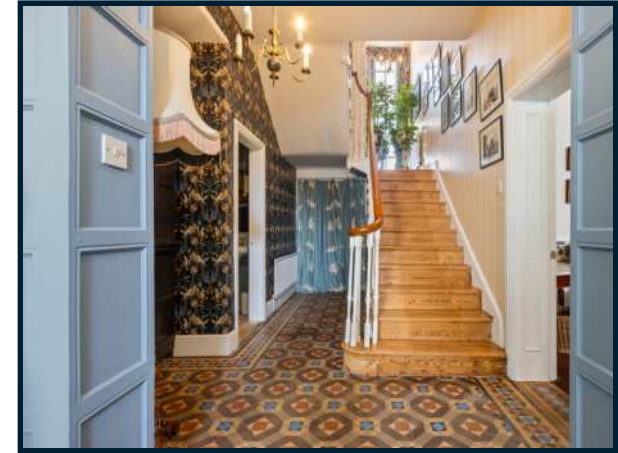
Location

Occupying a prime position within the highly sought-after Westgate area of Louth, this exceptional property enjoys a peaceful setting just a short stroll from the town centre, Westgate Fields and the picturesque Hubbard's Hills, offering wonderful green spaces and scenic riverside walks. Often referred to as the capital of the Lincolnshire Wolds, Louth is an elegant Georgian market town renowned for its wealth of independent shops, cafés, restaurants, excellent schools and everyday amenities. Surrounded by the stunning Lincolnshire Wolds National Landscape and within easy reach of the Lincolnshire coast, the town offers an enviable balance of vibrant market town living and beautiful countryside.

Rooms

Reception Hall

An impressive and welcoming entrance hall featuring panelled walls, a Minster-style fireplace, original six-panel entrance door with fanlight above, exposed pine floorboards, built-in display shelving, radiator and sash window. Width measurement extending to 16'10" (4.91m). 14'1" x 12'4" (4.32m x 3.79m)



Snooker Room

A magnificent reception room currently arranged as a snooker room, complete with an Edwardian mahogany mirrored fireplace, full-size snooker table and accessories. Double-aspect Venetian sash windows with window seats flood the room with natural light, complemented by decorative cornicing, dado rail, wall lighting and radiators. 22' x 17' (6.71m x 5.19m)

Dining room

An elegant formal dining room with Venetian sash window, built-in Georgian cupboard with drawers beneath, dado rail and radiator. Minimum width measurement. 14'9" x 14'1" (4.55m x 4.3m).

Inner Hallway

Featuring an attractive period staircase with continuous handrail, Victorian geometric tiled flooring, glazed doors to the rear entrance porch and radiator.

Cloak Room

Wash hand basin, coat rail and separate WC.

Rear Entrance Porch

With part-glazed external door, glazed internal door, Victorian geometric tiled floor and access to under stairs storage.

Back Staircase Lobby

Limestone tiled flooring, under-stairs storage cupboard and radiator.

Breakfast Kitchen

A spacious and well-appointed family kitchen fitted with an extensive range of modern wall and base units, complemented by work surfaces and tiled splashbacks. Features include an Aga, Leisure dual-fuel range cooker with extractor hood, integrated microwave, dishwasher, fridge and freezer, stainless steel sink, plumbing for a washing machine, recessed spot lighting, tiled flooring, radiators and delightful views over the rear garden. Average measurements. 14'3" x 13'3" (4.37m x 4.08m)

First Floor Landing

A spacious split-level landing is served by both the principal and secondary staircases and includes a useful laundry cupboard, exposed pine flooring and a separate WC.

Drawing Room

A superb principal reception room ideal for entertaining, featuring elegant Georgian-style fireplace, decorative ceiling rose and coving, double-aspect Venetian sash windows and breath taking views towards St James' Church. 21'9" x 16'7" (6.7m x 5.1m)

Master Bedroom With En-Suite

A further spacious double bedroom featuring fitted drawer units, sash window, archway to dressing area with built-in wardrobes. Adjoining the bedroom is an en-suite bathroom. 14'6" x 13'1" (4.46m x 4m)



Master Bedroom Ensuite

Beautifully appointed with a Victorian-style roll-top bath, separate tiled shower enclosure, high-level WC, wash hand basin, Edwardian-style heated towel rail, radiator and sash window and connecting door to the main bedroom. 9'2" x 14'5" (2.82m x 4.43m) maximum measurements.

Bedroom

A versatile room currently used as a reception room but equally could be used as a bedroom with cast iron fireplace, built-in cupboards and shelving, sash window with window seat and radiator. 14'2" x 12'3" (4.35m x 2.86m) Minimum.

Bedroom With En-Suite & Dressing Room/ Study

A generous double bedroom with built-in wardrobe, sash window and window seat, complemented by an adjoining dressing room/study with exposed pine flooring, built-in storage and radiator. The en-suite shower room is fitted with a mains-fed shower, vanity unit, WC, heated towel rail and extractor fan. Dressing room & Bedroom measurements. 14'17" x 9'4" (4.32m x 2.87m) & 14'2" x 9'3" (4.35m x 2.86m)

Second Floor Landing

The second floor provides excellent family accommodation with four further bedrooms, one with en-suite, and an additional bathroom as well as access to the roof space and its exterior.

Bedroom

Spacious double bedroom with sash window and radiator. Maximum width measurement. 14'5" x 14'1" (4.42m x 4.32m)

Bedroom

Double bedroom with sash window and radiator. 14'2" x 12'3" (4.35m x 3.77m)

Bedroom

Comfortable bedroom with sash window and radiator. 14'7" x 14' (4.49m x 4.27m)

Family Bathroom

Fitted with a Victorian-style roll-top bath, large walk-in shower, wash hand basin, WC, radiator, recessed lighting, Yorkshire sash window and door to adjoining bedroom. Maximum width measurement. 14'5" x 9'2" (4.43m x 2.82m)

Bedroom With En-Suite

A generous double bedroom with adjoining dressing area, built-in wardrobes and en-suite shower room, fixed panel lead effect feature window, tiled shower cubicle, modern vanity washbasin, close coupled toilet, Edwardian style towel rail and Yorkshire sash window. 14'6" x 14' (4.47m x 4.27m) Maximum width measurement.

Attic Room

Accessed via a further staircase, the attic provides an excellent storage space with radiator, sash window and a further access hatch to the roof space. Maximum width measurement into sloping ceiling. 16'7" x 16'8" (5.09m x 5.13m)



Outside

The property enjoys an exceptional plot extending to approximately 0.38 acres.

Fronting Westgate is a single garage (4.59m x 2.65m) with up-and-over door. Alongside, a gated archway provides secure vehicle access to the rear courtyard, where there is extensive gravelled parking, a second brick-built garage (5.79m x 4.16m) and an attractive Edwardian-style greenhouse.

The beautifully established rear gardens are a particular highlight. A large lawn is bordered by mature shrubs, flowering beds and specimen trees, creating a wonderfully private setting. Steps lead down towards the River Lud, with the garden terminating at the riverbank.

A substantial and highly characterful brick-built former office building, believed to have once served as a solicitor's office (4.45m x 4.31m & 4.31m x 3.56m), provides exciting potential for conversion into a home office, studio, gym or other ancillary accommodation, subject to the necessary planning and listed building consents.

Services

We understand the property has mains water, electricity, gas and mains drainage. Gas central heating. Full fibre connected.

Tenure

Property is understood to be freehold.

Council Tax Band

According to the government online portal, the property currently in Council Tax Band F.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 20Mbps and an upload speed of 1Mbps. Superfast broadband is available with a download speed of 80Mbps and upload speed of 20Mbps. Ultra fast broadband is also available with a download speed of 10000Mbps and an upload speed of 10000Mbps. Openreach and Virgin Media are the available networks.

Mobile

We understand from the Ofcom website there is 74% coverage from EE, 71% from 02, 68% from Vodafone and 67% from Three.

Mandatory Buyer Anti-Money Laundering Check

Should a purchaser(s) have an offer accepted on a property marketed by John Taylors, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together to verify your information. The cost of these checks is £45 inc VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



GROUND FLOOR
1393 sq.ft. (129.5 sq.m.) approx.



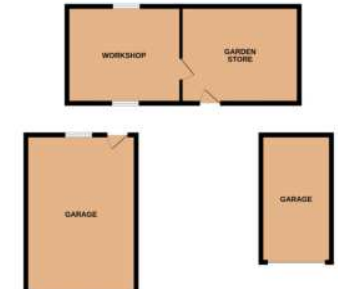
1ST FLOOR
1641 sq.ft. (152.5 sq.m.) approx.



2ND FLOOR
1539 sq.ft. (143.0 sq.m.) approx.



OUTBUILDINGS
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 5299 sq.ft. (492.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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John Taylors

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

