



52 Westgate

Louth

M A S O N S
— Celebrating 175 Years —

52 Westgate

Louth
LN11 9YD



An exceptional Period town residence
Premier position in the Conservation Area
Immaculate, tasteful accommodation
Elegant staircase to 5 floors
4 bedrooms, snug, 2 reception rooms
Gallery dining-room over fitted kitchen
Recently tanked basement
cinema /family room with WC
Refurbished bathroom and 2 ensuite showers
Gas central heating system
with new high-quality boiler
Walled courtyard garden with patio
Secondary and double glazing
Charm, character and contemporary style
Close to town and scenic parks

Here we offer a rare opportunity to own this handsome Georgian Grade II Listed town house standing in the West Conservation Area on the approach to St. James' 16th century Church along Westgate, Louth's premier residential location. A meticulously maintained and improved property regardless of cost. The period façade belies a unique interior on five levels combining contemporary features whilst retaining the original period elegance of the building.

The Listing entry number 1147033 describes the property as early 19th century and of three stories in gault brick – a distinct yellow brick which became fashionable in the 18th century. The interior has been transformed by an imaginative scheme of restoration/renovation which created a large basement (this room is now used as a family/cinema room with a newly fitted WC), a most impressive split-level living area and newly fitted kitchen, the latter on a mezzanine level and thereby open through French doors to the courtyard garden, and two ensuite shower rooms in addition to the family bathroom with freestanding bath and walk in double shower. The property has undergone extensive renovations, retaining period features which are enhanced by modern flooring, fixtures, fittings and carpeting. All rooms have 4-panel doors with a painted finish and all the rooms have coved ceilings.

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Ground Floor

The main entrance at the front of the property has a moulded, painted surround and stone steps up to the wide 6-panel front door with arched glazed fanlight and lantern over. This opens into the **entrance lobby**, recently fitted with Karndean flooring, bespoke panelling and radiator cover. There is a glass lantern and part-glazed inner door with further glass lantern to an **entrance hallway** with a shaped archway, bespoke panelling, covered radiator and wall lights. The handsome staircase with classic pillared balustrade and gloss-painted scrolled handrails leads both down to lower floors and up to the first and second floors

A unique **dining room** can be opened to the sitting room by tall moulded double doors in white, while a painted balustrade and painted handrail forms a wide gallery above the fitted breakfast-kitchen on a mezzanine level below. There are some lovely views from here through the projecting rear bay with skylight glazing and the French doors out to the courtyard garden from the kitchen.



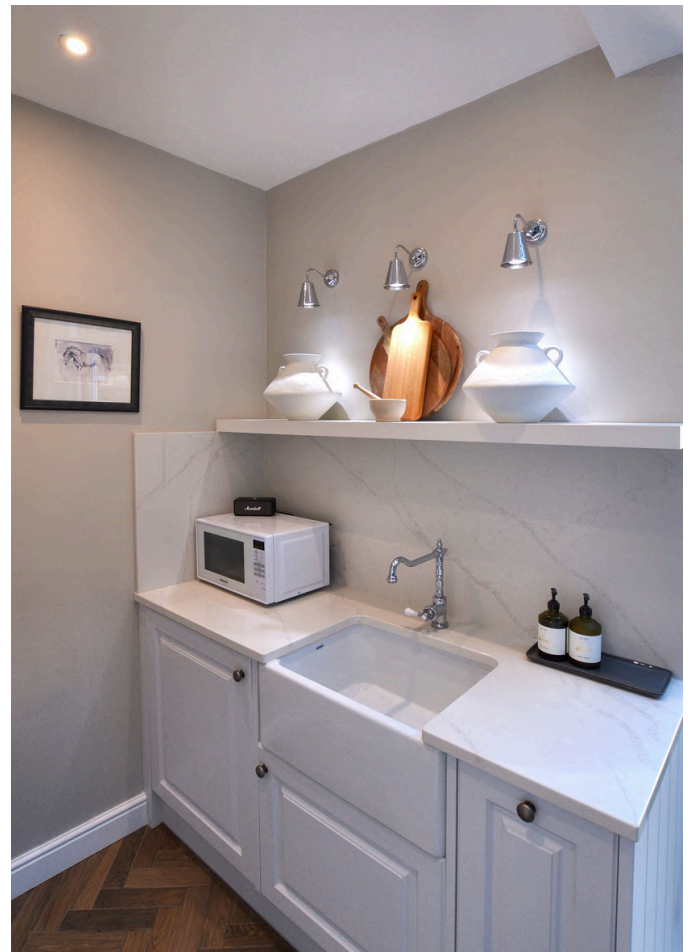


The elegant **sitting room** has a Canon Asquith arched fireplace with granite hearth set into a cream sandstone surround with an inset, flame-effect gas fire. The ceiling has deep ornamental coving and rose. There are two large sash windows on the front elevation and a covered double radiator.

The **breakfast kitchen** is on a mezzanine floor and is level with the rear courtyard garden. Newly refurbished, this room has an extensive range of Georgian Ermine built-in units and facings. These include base cupboards and drawers, marble-effect Taurus quartz work surfaces and an island with contrasting charcoal grey cupboards below. Integrated Bosch appliances include a refrigerator and freezer, washing machine and dishwasher. There is a butler sink, a Rangemaster stainless steel dual fuel Elise range cooker with Taurus quartz splash-back and integrated extractor fan, ceiling spotlights to one side and to the underside of the projecting gallery.

The porcelain floor tiles are of parquet style and the hardwood double-glazed French doors with side panels open onto the courtyard-garden and have deep doubled-glazed skylight panels over.



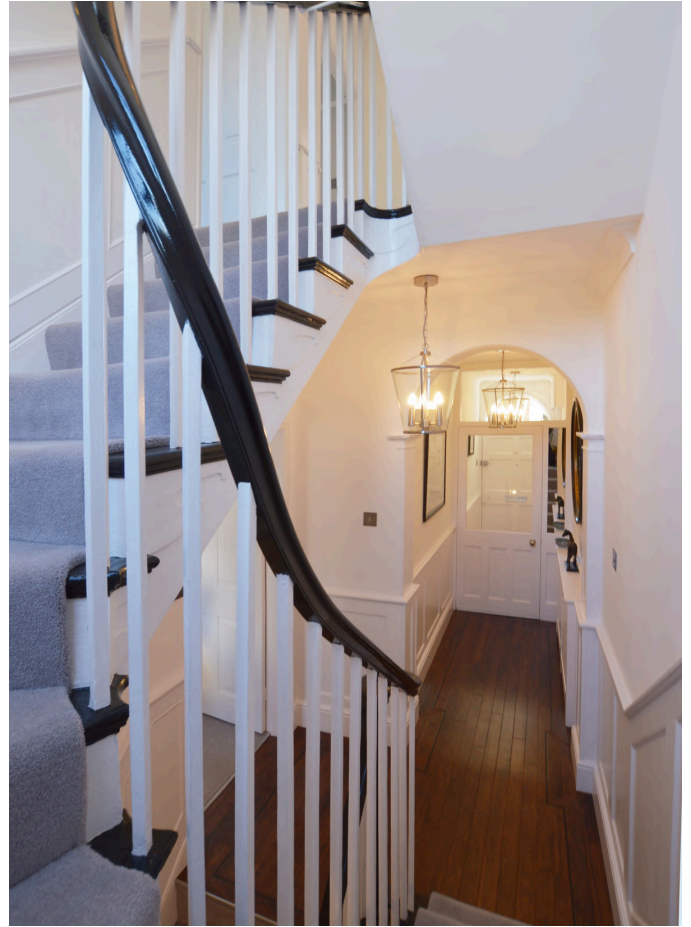




From the mezzanine half landing the lower staircase continues down to the basement level **family/cinema room**, recently refurbished with stylish high quality parquet flooring, spotlighting, built in cupboards and boiler cupboard adjacent housing the Viessmann gas-fired condensing combination central heating boiler installed January 2024.

There is a newly fitted WC to the rear and bespoke shelving for wine storage to the side wall.

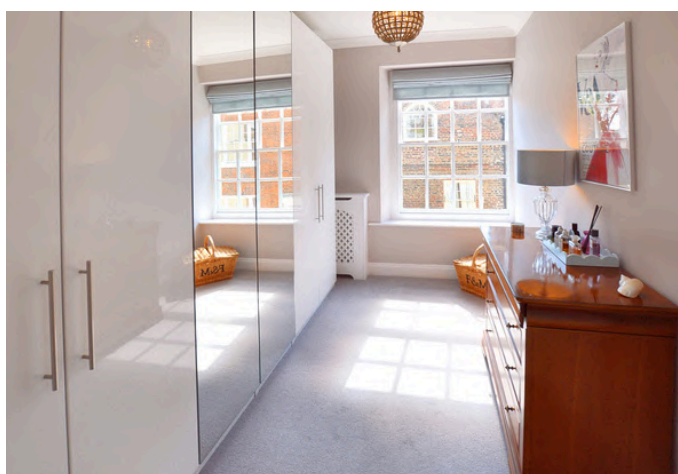




First Floor

The **landing** has wall lights, a shaped archway, bespoke panelling and a large, multi-pane window to the rear elevation.

The **master bedroom** is a spacious double bedroom with front sash window, ceiling spotlights and an ornamental cast iron fire surround with granite hearth. A walk-through opening leads, with a double wardrobe on each side, through to the newly fitted **ensuite shower room** of contemporary design. The white suite comprises a shaped low-level, dual flush WC and a rectangular hand basin and mixer tap with a grey vanity unit beneath. The porcelain tiled walk-in shower has a mixer unit, fixed round overhead drencher, shower handset and glass screen. Lighting is by ceiling spotlights and there are wall to ceiling porcelain tiles, an extractor fan, a chrome heated towel rail and fine views from the multi-pane window.



Bedroom 3 is currently a dressing room for the present owners and is fitted with a range of modern, part mirror-fronted floor to ceiling wardrobes, with a sash window to the front elevation.

The room could however readily be returned to a double bedroom by removing the wardrobes if the purchaser/s so wish.



The newly refurbished **family bathroom** has a white suite comprising a free-standing double-ended roll-top bath with ornate shower mixer taps, large vanity unit in grey with shaped cupboards and inset wash hand basin and a low-level, dual flush WC.

There are marble effect porcelain floor to ceiling tiles, ceiling spotlights, wall lamps above the wash basin, extractor fan and chrome ladder-style radiator/towel rail. The porcelain tiled walk-in shower has a mixer unit, fixed round overhead drencher, shower handset and glass screen.

Second Floor

The elegant panelled return staircase and balustrade with black gloss handrail culminates in the **upper landing** with double-glazed skylight window set into the sloping ceiling over. There are wall lights and a trap access to the roof void.

A walk-through opening leads into a **snug** - a secluded retreat beneath the rear roof slope forming a shelved reading area with wall lights, or an ideal place to escape and enjoy some relaxing music - the deep-sloping ceiling reduces to a height of just 0.93m at the rear.

A low-level multi-pane window presents stunning views and a door on one side opens into a useful under-eaves storage area.





Bedroom 2 is equal in size to the master bedroom below and has a range of built-in wardrobes with two sliding mirrored doors. Lighting is by ceiling spotlights and there is a sash window on the front elevation.

The **ensuite shower room** has been refurbished with a white suite comprising a low-level, dual-flush WC and complementary pedestal wash hand basin. This room has impressive porcelain marble-effect floor to ceiling wall tiles extending into a shower cubicle with electric shower unit and glass screen. There is an electric chrome radiator/towel rail, lighting by sensor spotlights, a sloping ceiling and extractor fan.

Bedroom 4 is currently an office for the current owners, but of similar size to bedroom 3 below and fitted with a covered radiator and picture rail. A trap access above leads to the roof void and on the front elevation is a large sash window overlooking Westgate below.



Outside

To the rear of the house is an easily managed and charming walled courtyard garden on split levels with Yorkshire paving to the centre, lawns to one side, shrubberies, flowerbeds and natural brick walls with stone capped pillars and railings.

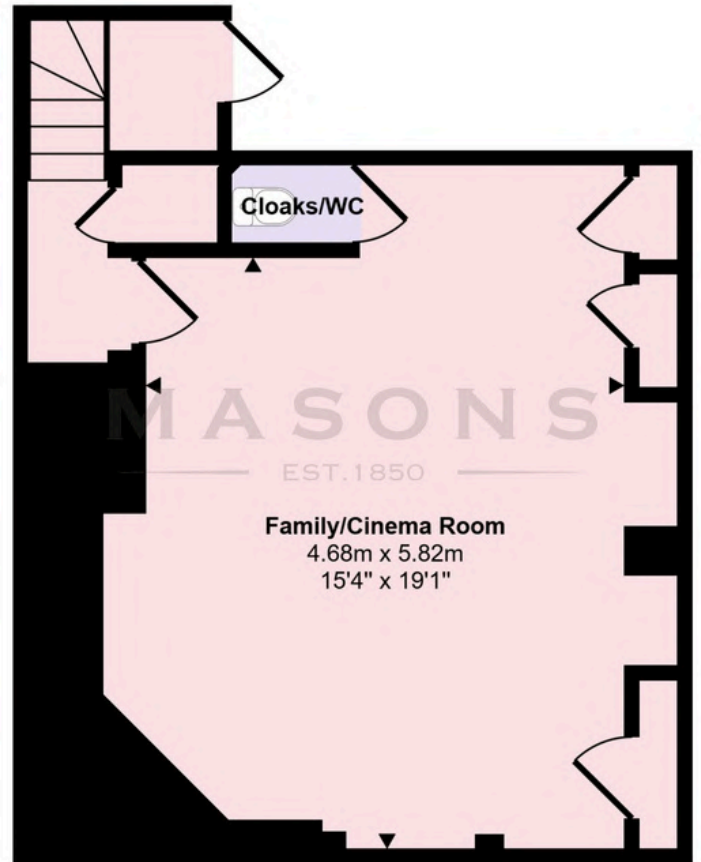
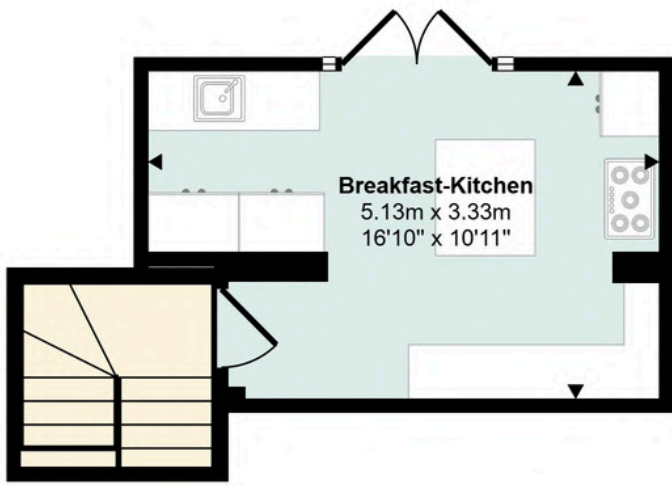
There are wall lights together with an outside tap and steps leading down to a gravelled area suitable for flower pots or a small table and chairs. At the side, a brick and pantile outbuilding has light and power supply and an extension with a door for the storage of wheelie bins.

A gate opens onto a pathway along the side of the house leading down to the River Lud below and up to Westgate at the front of the house.

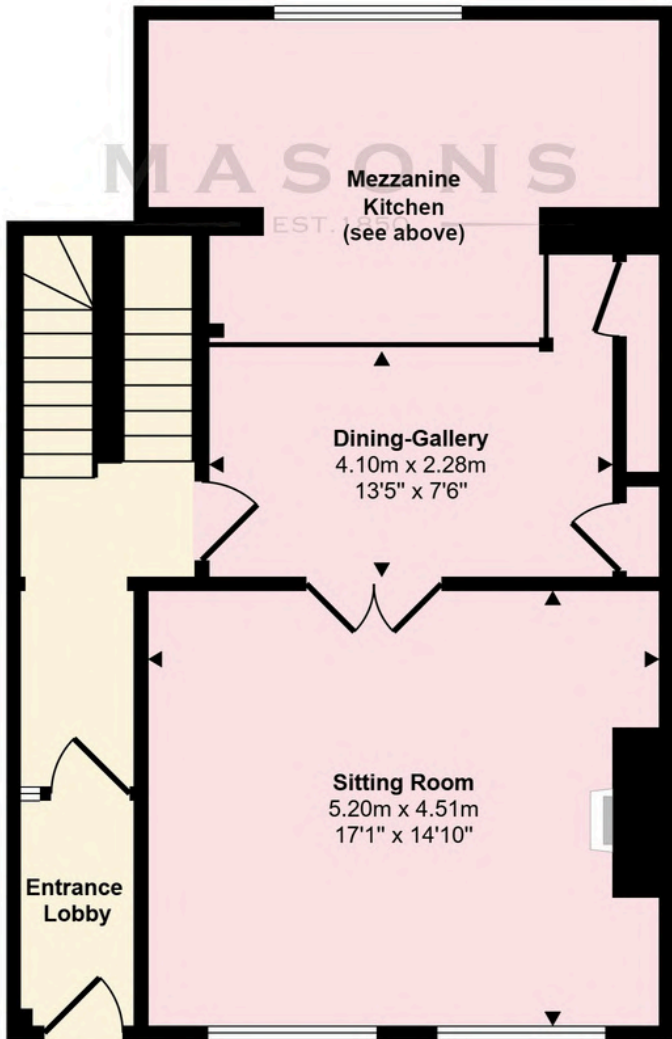
NB. The owners presently rent three car parking spaces in close proximity to the house and it may be possible to continue this arrangement.







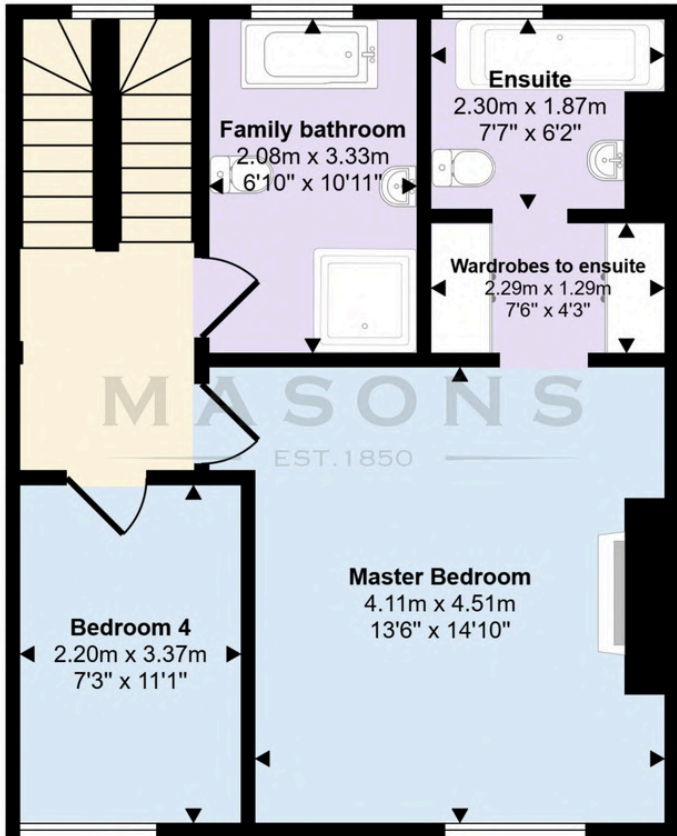
Basement
Approx 45 sq m / 484 sq ft



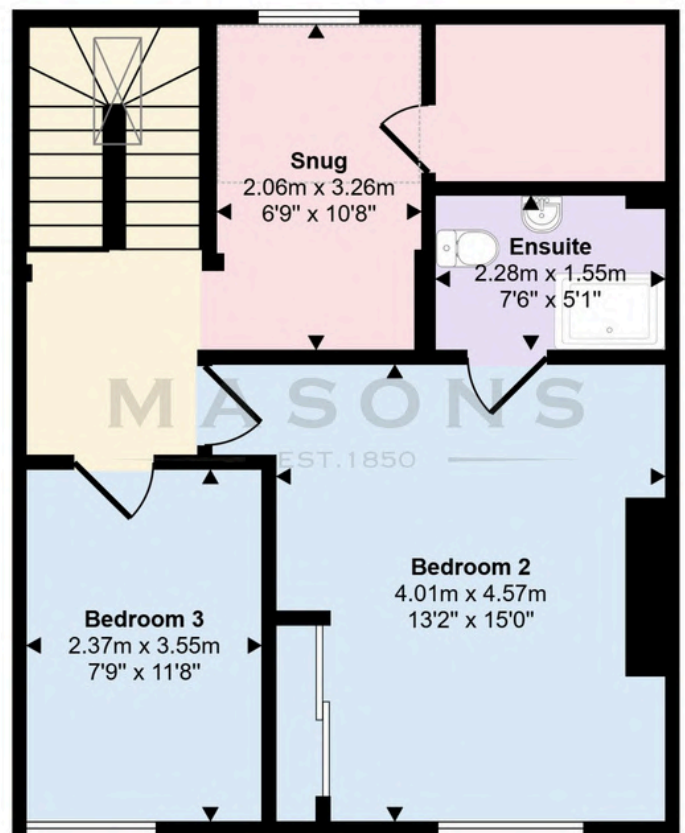
Ground Floor
Approx 84 sq m / 905 sq ft

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.



First Floor
Approx 52 sq m / 555 sq ft



Second Floor
Approx 52 sq m / 556 sq ft

Denotes head height below 1.5m

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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.

On the western outskirts of Louth close to this property, are the scenic parks of Westgate Fields and Hubbards Hills, the latter donated to the town in the early 20th Century - a steep sided park with grassed and tree-lined banks above the winding River Lud which meanders into the town centre.

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, 25 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: ///hero.jumped.plots

Directions

By car, travel south along Upgate from St James' Church and after the zebra crossing take the narrow right turn along Gospelgate. At the end of the road turn right along Breakneck Lane and then take the sharp right along Westgate and back towards the church. Continue until the property is found on the left, a short distance before the right turn into Schoolhouse Lane.

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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EST. 1850

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