



## THE GLASSHOUSE 126 UPGATE

LOUTH, LN11 9HG

**£895,000**  
FREEHOLD

A rare opportunity has arisen to own this unique and striking residence in the vibrant Lincolnshire market town of Louth, known as the capital of the Wolds.

The Glasshouse is a stunning example of contemporary architecture which brings together high quality building materials such as warm Siberian larch timber cladding, mellow buff brickwork and light inducing floor to ceiling windows and doors with bold design features such as a cantilevered first floor with outdoor seating and entertaining area and an incredible second floor with 360 degree glazing and balcony, which gives this most wonderful of homes its name.

The equally impressive range of light filled internal living accommodation is further complimented by the very best in luxury fitment and fittings with stylish touches throughout and an acute attention to detail.

**BELL**



Approximate total area<sup>(1)</sup>

3088.91 ft<sup>2</sup>

286.97 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B Council Tax Band: F**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Horncastle Sales  
 Old Bank Chambers Bull Ring  
 Horncastle  
 Lincolnshire  
 LN9 5HY

