Suffolk House

Westgate, Louth

MASONS

SINCE 1850

Suffolk House

Westgate, Louth
Lincolnshire LN11 9YD

A very substantial detached Grade 2 Listed town house in the Conservation Area

Positioned in a prime residential location close to the Church of St James

Driveway into a gated parking courtyard and walled garden

Elegant accommodation with a unique grandeur to the principal rooms

3 floors plus a practical basement with garage, workshop gym, cellars and stores

Up to 7 versatile bedrooms with potential for multi-generational occupation

Exceptional living/dining-kitchen with fitted appliances and Italian units

Walled terrace overlooking the River Lud and with a contemporary pagoda

Luxury bathroom, utility-kitcheneete, walk-in larder, top floor 2nd bathroom, teen kitchen

Just a short walk from the town centre and scenic parks on the western outskirts

MOVEWITHMASONS.CO.UK
01507 350500

The Property

Described as early 19th century in the official Grade II listing, Suffolk House is a substantial detached house with a commanding presence on Westgate which is highly revered locally and just a few paces from the town centre. Westgate leads directly to St. James' Church with its superb spire and is known for the many unique and interesting Period town houses but few of which can boast the detached stature of Suffolk House.

Behind its striking red-brick façade, Suffolk House reveals architectural detailing that sets it apart from its neighbours. Believed to have been designed by a London architect, the house combines classical Georgian discipline with fashionable Regency flair. The projecting central bay, soaring sash windows and original cast-iron railings evoke Georgian order, while the raised stucco panels with their unusual Graeco-Egyptian motifs more commonly associated with the grand terraces of Kensington and Bloomsbury add a distinctive Regency flourish. On the rear elevation 2-storey bay windows together with a balcony, all command some splendid views across the walled garden to the tree lined gardens on St. Mary's Lane.

A valuable gated parking courtyard gives access to an integral garage with workshop adjacent. The walled garden culminates in a raised terrace overlooking the River Lud as it wends its way into the town. Heating in the house is provided by three gas-fired central heating boilers, two of which have recently been renewed and there is a gas flame-effect fire to the very fine cast iron fireplace in the living-kitchen. The Period character of the rooms is combined with modern amenities to include an impressive living/dining fitted kitchen and a luxurious main bathroom.

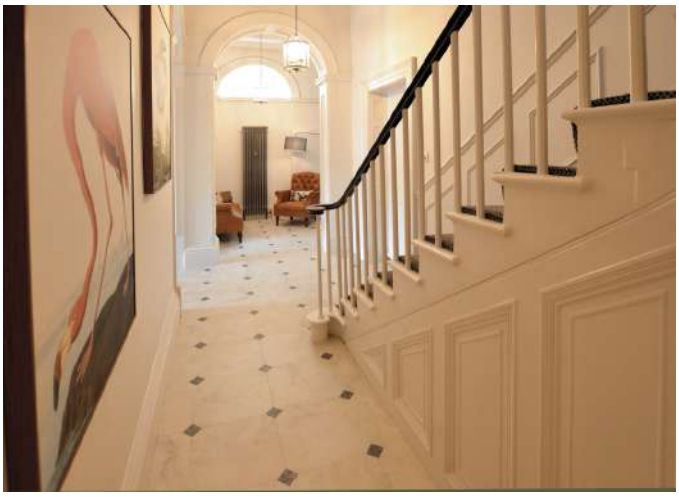
The accommodation is exceptionally spacious and versatile, featuring some elegant, tall ceilings with intricate mouldings, beautiful archways, a lovely staircase leading up to the first and second floors from the hallway and some fine fireplaces. With three main floors and a basement incorporating the garage/workshop facilities, the rooms have potential for multi-generational occupation or would suit a growing family. To this end the present layout includes a basement gymnasium, a top floor games room and a teen kitchen adjacent. The King Edward VI Academy is just a short walk from the house, together with local scenic parks in Westgate fields and Hubbards Hills

Ground Floor

Directly facing School House Lane, the main entrance to Suffolk House is positioned to the right side of the main elevation, where a heavy wrought iron gate complementing the contemporary heavy railings along the front boundary opens into a small walled courtyard with large wall lantern on an ornate cat iron bracket. York stone steps lead up to the grand entrance with with pilasters, entablature and anthemion panel.

A wide, moulded front door opens into the **reception lobby** featuring some beautiful, intricately moulded archways and coving, this instantly conveys the elegance of the rooms on the principal two floors. There is an arched side window and Karndean tile-effect flooring which extends through the main archway into the **reception hall** and **rear passageway**. Here, the fine staircase with pillared balustrade and scrolled handrail leads up with kitewinder turning steps to the first and second floors.

To the side, a part-glazed door opens onto turning stone steps leading down to the basement rooms, while to the rear, a part-glazed door opens onto a **balcony** with wall lantern and overlooking the courtyard garden and driveway. There are two ceiling light points, a further panelled archway, moulded dado rail and six-panel doors leading off the hall. The main hall ceiling has finely moulded, pierced coving.



To the rear of the passageway is a **cloakroom/WC** with white suite of low-level, dual-flush WC, having enclosed cistern and a gloss-white vanity unit with inset wash hand basin and pillar tap. The walls are dado panelled with a column radiator and rear sash window.

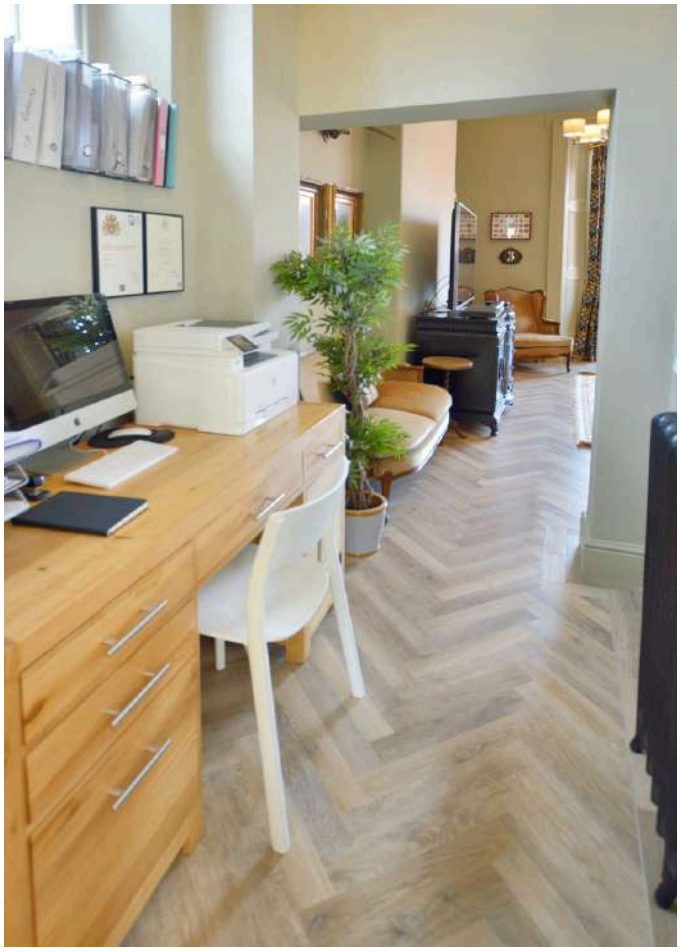
Another door opens to reveal a **walk-in larder** with granite effect work surface, metro style tiled splashback and an inset stainless steel sink unity with lever mixer tap. There is a twin recess with plumbing for a washing machine and/or another under-counter appliance. A radiator/heated towel rail (electric) is in white and the floor has a Karndean covering. There are 3 spotlights to the ceiling, pine wall shelves and a rear multi-pane window.

The **lounge** is a spacious reception room positioned at the rear of the house with a large, walk-in bay window presenting views over the garden, towards the wooded gardens of the houses on St. Mary's Lane.

The tall ceiling of the lounge has pierced, moulded coving with two light points. The floor has an oak, herringbone-style Karndean floor covering and there is a cast-iron column-style radiator.

A wide archway leads to a **study area** with cast-iron column radiator, floor extending through from the lounge and a high-level, multi-pane sash window. The first central heating boiler is wall-mounted here and operates with a digital programmer. A fifteen-pane glazed door connects the study area to the living area of the kitchen.

Positioned at the front of the house with a group of three tall sash windows facing Westgate, is the impressive **living/dining and fitted kitchen**, a room of exceptional proportions. The kitchen area has a range of Scavolini Italian built-in units in two colours with appliances by Smeg, comprising an electric fan oven with grill, induction hob and twin bowl sink unit with mixer tap set into the island. The integrated dishwasher and fridge/freezer are by other brands.



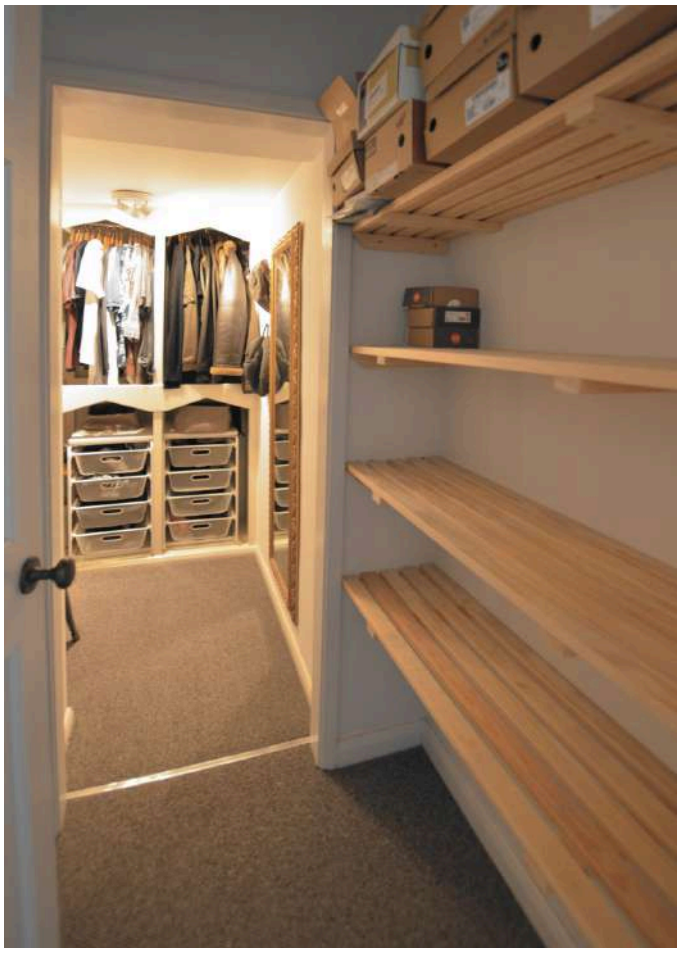
The units include base and wall cupboards, wide drawer units to the island and quartz work surfaces with complementary island breakfast bar. The floor has a Karndean oak-effect herringbone-patterned floor covering and there are plantation shutters to the lower sashes of the three tall windows on the front elevation. A corner cupboard houses the electricity consumer unit and meter.

The ceiling of this room is of particular note, separated into three sections by plastered beams and featuring restored intricate moulded coving and a chandelier point. The living/dining area has a cast iron fireplace dating to around 1910 with ceramic tiling and an inset flame-effect gas fire. To each side of the chimney breast there is display/book shelving and heating is by a cast iron column radiator.

First Floor

The **landing** has ornate coving to the high ceiling and two shaped, tall archways. There is a built-in cupboard to the front and a dressing room leading off with shelving to part and shaped clothes hanging alcoves, together with shoe storage space beneath and spotlights to ceiling fitting. Also in here is the electricity meter and second consumer unit which is metal-cased with MCBs.

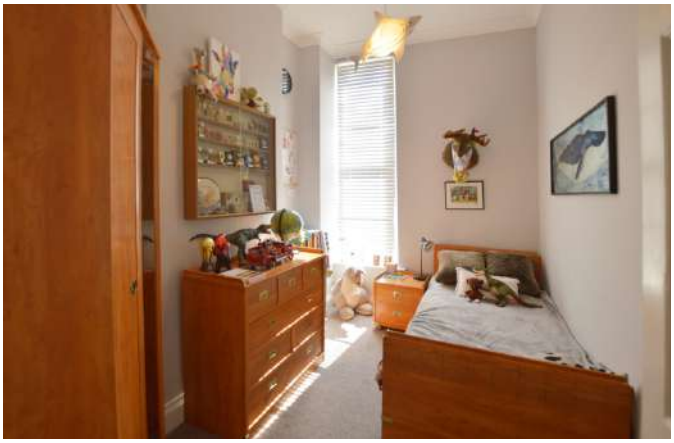
The **master bedroom** is at the rear of the house and is a spacious double bedroom with a walk-in bay window providing superb views across the walled garden and over the wooded area of St Mary's to the north. This room has a cast-iron, Art Nouveau style fireplace set into a black-painted pillared surround and a tiled hearth.



The high, coved ceiling in the master bedroom maintains the elegant stature of this room and there is a column radiator for heat and a walk-in wardrobe for clothes hanging and shelving, together with an electric light. Adjacent to the master bedroom at the rear of the house is a study/home office or potentially bedroom 7 as shown on the floorplans with a tall rear, twelve-pane sash window, high coved ceiling and column radiator. This room also enjoys amazing views.

On this floor there are **two further bedrooms** at the front of the house which are a double and spacious single respectively, the larger room having two tall front sash windows whilst the smaller room has a single sash window, all fitted with Venetian blinds in white. Heating for each room is by column radiator and there is coving to the tall ceiling.

The larger room has a a 6-panel door to a large wardrobe with clothes rails, shelving and the gas central heating boiler for the heating on this floor is in this wardrobe



A **luxury bathroom** is located on this floor and fitted with a white suite including a shaped, floor-standing, double-ended tub bath with chrome pillar taps and shower fittings, a suspended vanity unit with wide, rectangular wash hand basin inset and concealed lighting above, whilst below there is a mirror-fronted cabinet with LED lighting above and below.

The suite also includes a low-level, dual-flush WC and glazed/ceramic-tiled shower cubicle with a thermostatic mixer unit, drench head and handset on wall rail. Marble-style, ceramic-tiled floor and floor-to-ceiling wall tiling, LED ceiling downlighters, extractor fan and white ladder-style radiator/towel rail. The front sash window has a Venetian blind.

The staircase sweeps upwards from the first floor landing to the second floor.

The **top floor landing** has a stripped pine casement window on the side elevation presenting a view towards St. James' Church spire. There is a cast-iron column radiator, ornate coving to the ceiling, balustrade extending to form a gallery above the staircase and two shaped arches. An inner landing to both front and rear gives access to the rooms on this floor and the latter has a trap access to the roof void. There are also built-in cupboards to the front and rear.

At the front of the house there is a **bedroom/playroom** with a natural brick chimney breast and arched fireplace opening, painted floorboards and two front sash windows. The ceiling is coved and a cupboard houses the third central heating boiler, together with copper hot water cylinder. White column-style radiator and three spotlights to ceiling fitting.

Adjacent, there is a **top floor teen kitchen** which is fitted with plywood base cupboards, work surface, stainless steel sink unit and exposed copper pipe tapwork. Built-in electric oven and four-plate ceramic hob with copper splash-back and suspended high-level shelf over. Further wall shelving, front sash window with built-in seat beneath and pine plank floorboards. The ceiling has a light point and there is a door to a recessed **pantry/store** with shelving and light. A base unit houses the electricity consumer unit for this floor.

To the rear, there is a **double bedroom** with a twelve-pane, wide sash window in stripped pine, presenting far-reaching views to the north, a white column-style radiator, varnished plank floorboards and ceiling light point. There is also a **store room or possibly another bedroom** on this floor with varnished plank floorboards, pine nine-pane sash window on the rear elevation, column radiator and ceiling light point. The **second-floor bathroom** has a white suite comprising a P-shaped, square design panelled bath with glazed screen and electric instant shower unit with handset on rail, together with a suspended, deep wash hand basin with lever tap of waterfall design. An arched alcove adjacent contains the low-level, dual-flush WC with plinth shelf over. There are exposed wall timbers and brickwork panels with high-level shelf, two ceiling lights, ceramic tile splash-backs and wall tiling to two sides together with a ladder-style radiator/towel rail. The floorboards are again wide, painted planks and there is an extractor fan, wall shelf and mirror cabinet over a wash basin.

Basement

This house has a versatile and useful lower floor which can be accessed as previously described, from the glazed door and stone step at the rear of the main reception hall, or via a part-glazed front door with flagstone steps down from a second wrought iron gate set into the railings at the front of the house. Each of these leads into a lower hallway with passage to front and rear, having flagstone flooring and suspended shoe cabinets, coat hooks, storage alcoves and a number of **brick vaulted cellars.**

At the front of the house there is a spacious room, presently used as a **gymnasium/playroom** with multi-pane sash window and shutters on the front elevation, LED downlighters and mains-powered smoke alarm. Oak-effect flooring and wiring for a wall-mounted TV.

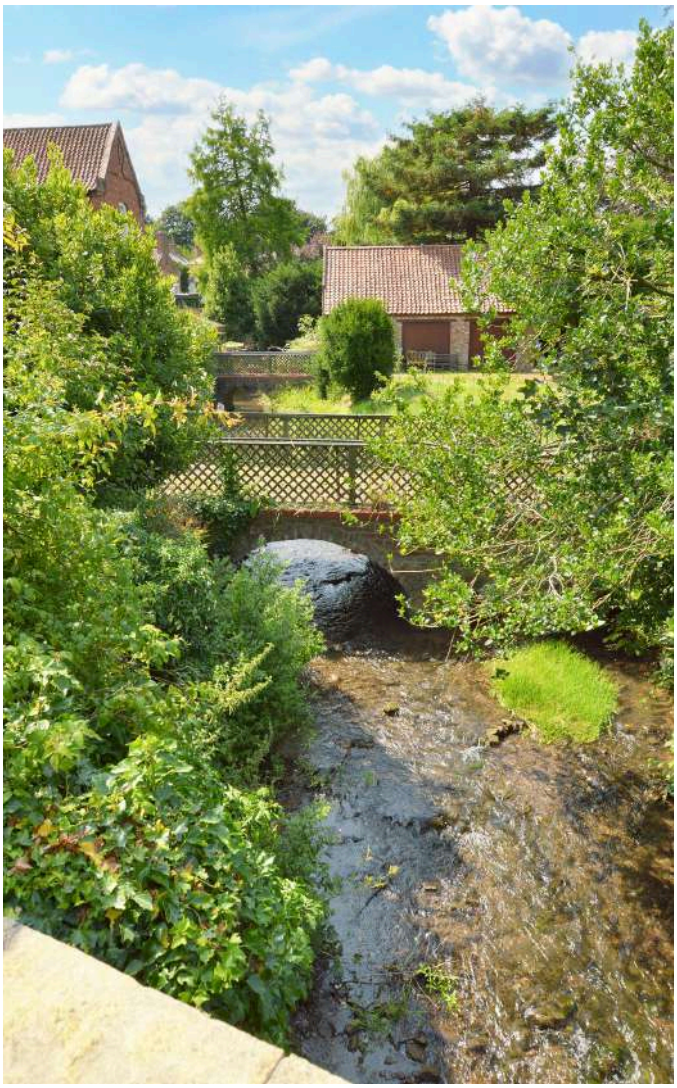
There is a smaller window with shutters on the front elevation and a walk-through opening to a **kitchenette/utility room** with base cupboard unit, marble-effect work surface and ceramic tile splash-back, stainless steel sink unit with mixer tap, space with plumbing for washing machine and space for tumble-dryer. The oak-effect floor continues into here from the gymnasium and there is an electric chrome ladder-style radiator/towel rail and LED downlighters.

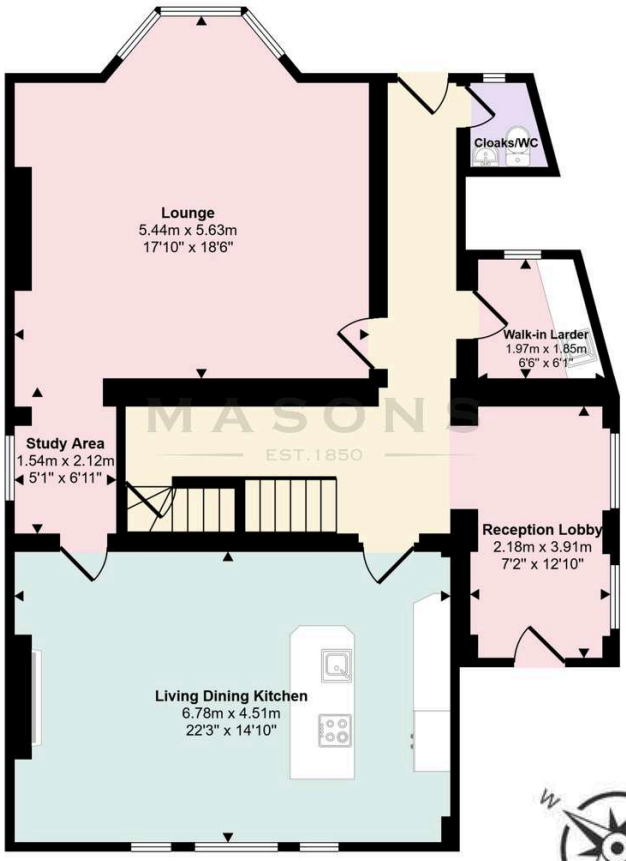
A door from the rear passageway opens into a useful **workshop** with electric light, up-and-over door rom the rear courtyard-driveway and power supply. Adjacent to this is an **integral garage,** also with up and over door from the courtyard, power and light and an internal pedestrian door from the basement hallway.

Outside

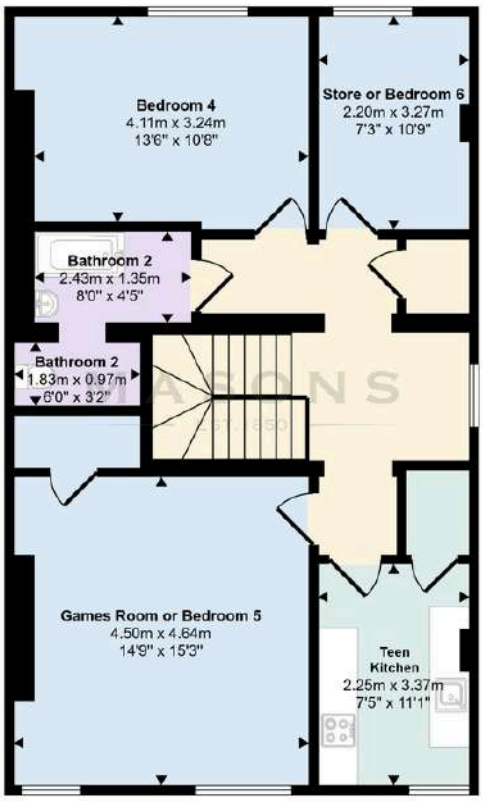
Adjoining Suffolk House there is a handsome brick and stone pillared entrance with ball finials and block-paved driveway (shared with two adjoining smaller houses and a wrought iron vehicular and pedestrian gate open from here into the walled courtyard garden and courtyard of Suffolk House.

The verandah on the main ground floor level can be reached by a flight of stone steps with wrought iron railings and balustrade from the gravelled parking and turning area, from which the garage nd workshop can be accessed via the up and over doors. There is a bin storage recess under the steps. Beyond this, the garden is flagstone paved with brick walls to either side, an ideal area for al fresco dining or patio furniture, flowerpots, tubs and hanging baskets. A modern metal-framed pagoda creates a sheltered area and shade in the warm summer months, again ideally suited to garden furniture. From here, the courtyard continues again with two steps up to the timber decked terrace enclosed by brick walls, creating a seating area above the River Lud.

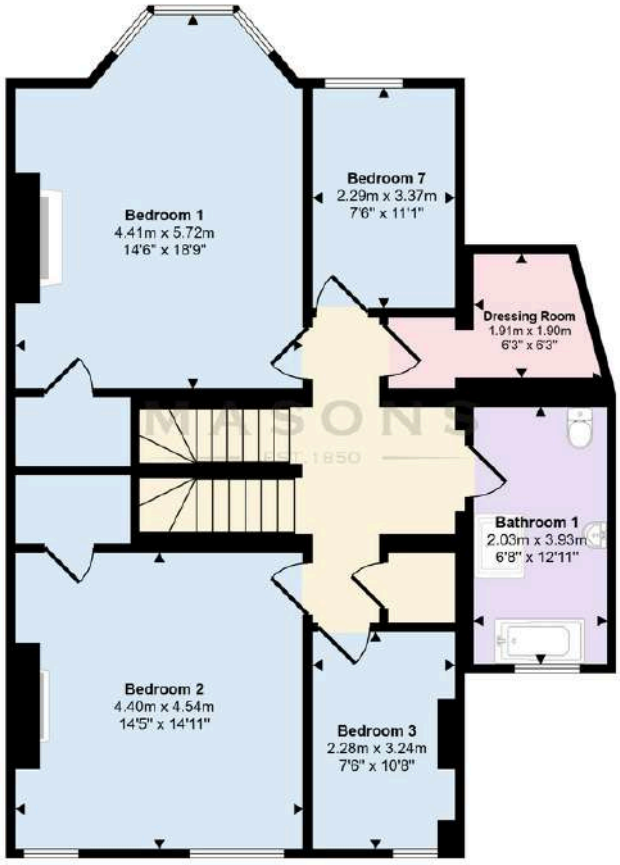




Ground Floor
Approx 98 sq m / 1060 sq ft



Second Floor
Approx 81 sq m / 868 sq ft



First Floor
Approx 96 sq m / 1035 sq ft

Basement
Approx 100 sq m / 1075 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.

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.

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band G

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: ///basket.logs.hobby

Directions

By car, travel south along Upgate from St James' Church and after the zebra crossing take the narrow right turn along Gospelgate. Take the first right turning along School House Lane and at the end of the lane, Suffolk House will be facing you.

Agent's Note

NB - This property is being marketed for a relative of an employee of Masons LLP

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.

MASONS

SINCE 1850

Cornmarket,
Louth, Lincolnshire
LN11 9QD

01507 350500

Exceptional Service 2026 feefo

RICS Regulated by RICS

Platinum Trusted Service Award 2026 feefo

Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:
(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property;
(iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.