



70 St. Marys Lane Louth LN11 0DT

JoyWalker

£885,000

E S T A T E A G E N T S

Woodlands, Louth – An Exceptional Residence Offering Privacy, Space, and Executive Living in a Truly Idyllic Setting

Positioned along the highly regarded St. Mary's Lane, Woodlands presents a rare opportunity to acquire a substantial and beautifully appointed residence, set within a secluded, mature plot on the edge of the vibrant market town of Louth. Surrounded by established trees and open countryside, this impressive home offers an exceptional blend of privacy, tranquillity, and accessibility, creating a lifestyle that is both refined and connected. Approached via a sweeping driveway through mature greenery, the property establishes a sense of arrival and exclusivity, with a setting that feels private and secure. Beyond its attractive exterior, Woodlands offers generously proportioned accommodation, thoughtfully designed to support modern family life and sophisticated entertaining. Light-filled interiors, flowing living spaces, and carefully considered finishes combine to create a home that feels both welcoming and aspirational. At the heart of the property lies a stunning open-plan kitchen, dining, and living space—an expansive and beautifully integrated environment that serves as the focal point of the home. Designed with both style and functionality in mind, the kitchen features sleek contemporary cabinetry, high-quality work surfaces, and ample preparation space, perfectly suited to everyday living and hosting alike. Natural light pours into this space through large windows and French doors, opening directly onto the gardens and creating a seamless transition between indoor and outdoor living. Complementing the open-plan living area is a formal lounge, offering a more intimate and tranquil setting. A feature fireplace creates a natural focal point, while soft natural light enhances the sense of comfort and calm, with a separate dining room providing an elegant space for more formal occasions, balancing refinement with a welcoming atmosphere.



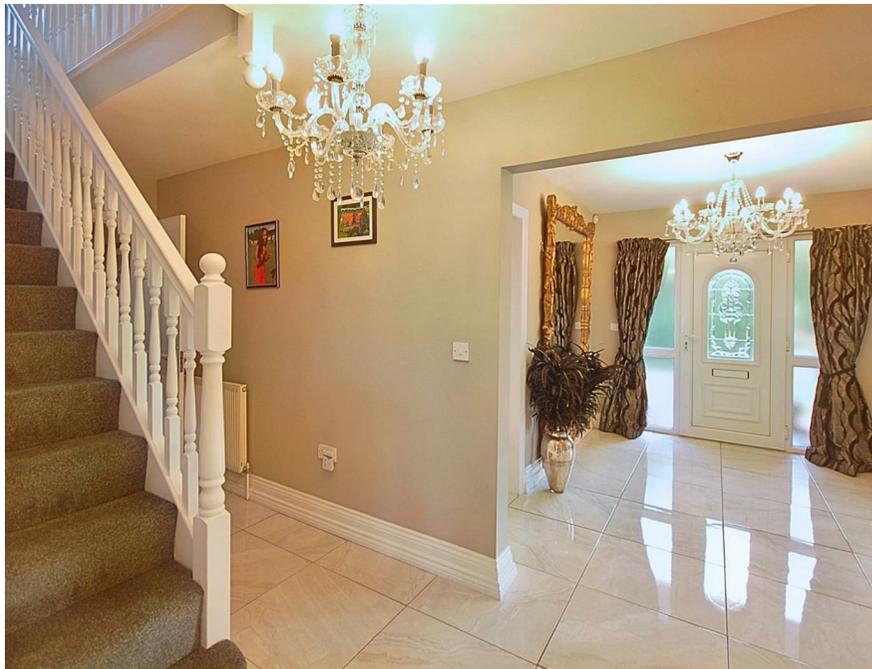
From the moment you step inside, Woodlands reveals a carefully curated interior that combines scale, light, and warmth in equal measure. The layout flows intuitively, guiding you through a series of beautifully proportioned spaces, each offering its own distinct character while remaining seamlessly connected. The reception spaces are both versatile and inviting, allowing the home to adapt to the rhythm of daily life. Whether hosting guests or enjoying quieter moments, each room has been designed to feel comfortable, functional, and effortlessly elegant.

At the centre of Woodlands, the open-plan kitchen, dining, and living area creates a vibrant and sociable hub. This is a space that brings people together, where cooking, dining, and relaxing coexist in perfect harmony.

The kitchen itself is sleek and modern, with high-gloss finishes and integrated appliances that enhance both practicality and visual appeal. Generous work surfaces and a well-considered layout ensure the space is as functional as it is stylish. Flowing naturally from the kitchen, the dining and living areas provide ample room for entertaining, while large French doors extend the space outward into the garden, allowing natural light and fresh air to become an integral part of the home. A separate utility room adds practicality, ensuring the day-to-day running of the household remains discreetly managed.

The formal lounge offers a peaceful retreat, ideal for relaxation and quiet evenings. A feature fireplace anchors the room, creating warmth and character, while large windows frame views of the surrounding greenery.

The dining room provides a refined setting for hosting, equally suited to intimate dinners or larger gatherings. Together, these spaces enhance the home's versatility, allowing it to cater effortlessly to both everyday living and special occasions.







Upstairs, Woodlands continues to impress with a collection of generously sized bedrooms, each designed to offer comfort, privacy, and a sense of retreat. The principal suite occupies the upper level, creating a truly luxurious and private sanctuary. This expansive space is filled with natural light and enhanced by a Juliet balcony that offers views across the surrounding landscape. A dedicated dressing area and a well-appointed en suite complete the suite, delivering a level of comfort that feels both indulgent and ????. The remaining bedrooms are equally well-proportioned, providing flexible accommodation for family or guests, all finished to a high standard and enjoying pleasant outlooks.

A beautifully presented family bathroom serves the additional bedrooms, combining quality fittings with a calm, contemporary aesthetic. A standout feature of Woodlands is the inclusion of a self-contained annexe, offering exceptional flexibility for modern living. Designed with independence in mind, the annexe provides its own open-plan living space, bedroom, and shower room. This versatile addition is ideal for extended family, guest accommodation, or multi-generational living, while remaining seamlessly connected to the main residence.



Refined Outdoor Living – A Private Garden Sanctuary

The gardens at Woodlands are a natural extension of the home, offering a beautifully maintained and highly private outdoor environment. Mature planting and established trees frame the grounds, creating a peaceful and secluded setting that evolves with the seasons.

Expansive lawns provide space for relaxation and recreation, while a pergola-covered terrace offers an inviting setting for outdoor dining and entertaining. This space has been thoughtfully positioned to capture sunlight throughout the day, making it ideal for both quiet moments and social gatherings.

The gardens strike a perfect balance between structure and natural beauty, offering a tranquil retreat that enhances the overall living experience.

A spacious driveway provides ample parking, complemented by a garage that adds further practicality to the property.

A Location That Offers the Best of Both Worlds

Woodlands enjoys a highly desirable position, combining the tranquillity of its private setting with the convenience of nearby amenities. The historic market town of Louth is just a short distance away, offering a wide range of independent shops, cafés, restaurants, and well-regarded schools. Surrounded by the natural beauty of the Lincolnshire countryside, the area provides endless opportunities for walking, exploring, and outdoor living, while remaining well-connected to surrounding towns and transport links.

A Home of Distinction

Woodlands represents a rare opportunity to acquire a home that delivers on every level—space, privacy, flexibility, and refined living. Thoughtfully designed and beautifully presented, it offers a lifestyle that is both aspirational and entirely achievable.

A truly exceptional residence, perfectly suited to modern executive living.

Arrange Your Viewing: Viewings are strictly by appointment through Joy Walkers.







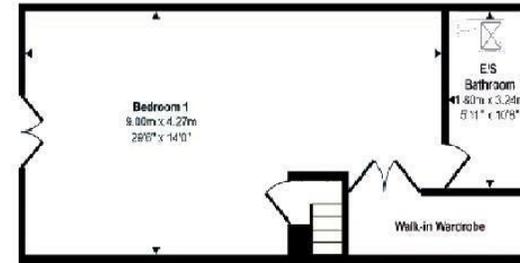
Ground Floor
Approx 114 sq m / 1230 sq ft

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First Floor
Approx 111 sq m / 1192 sq ft

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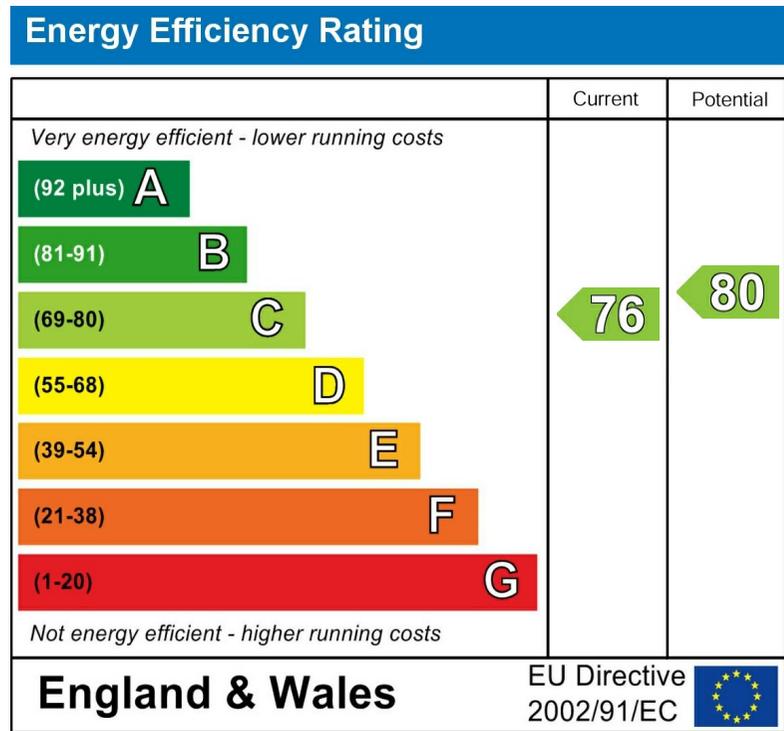
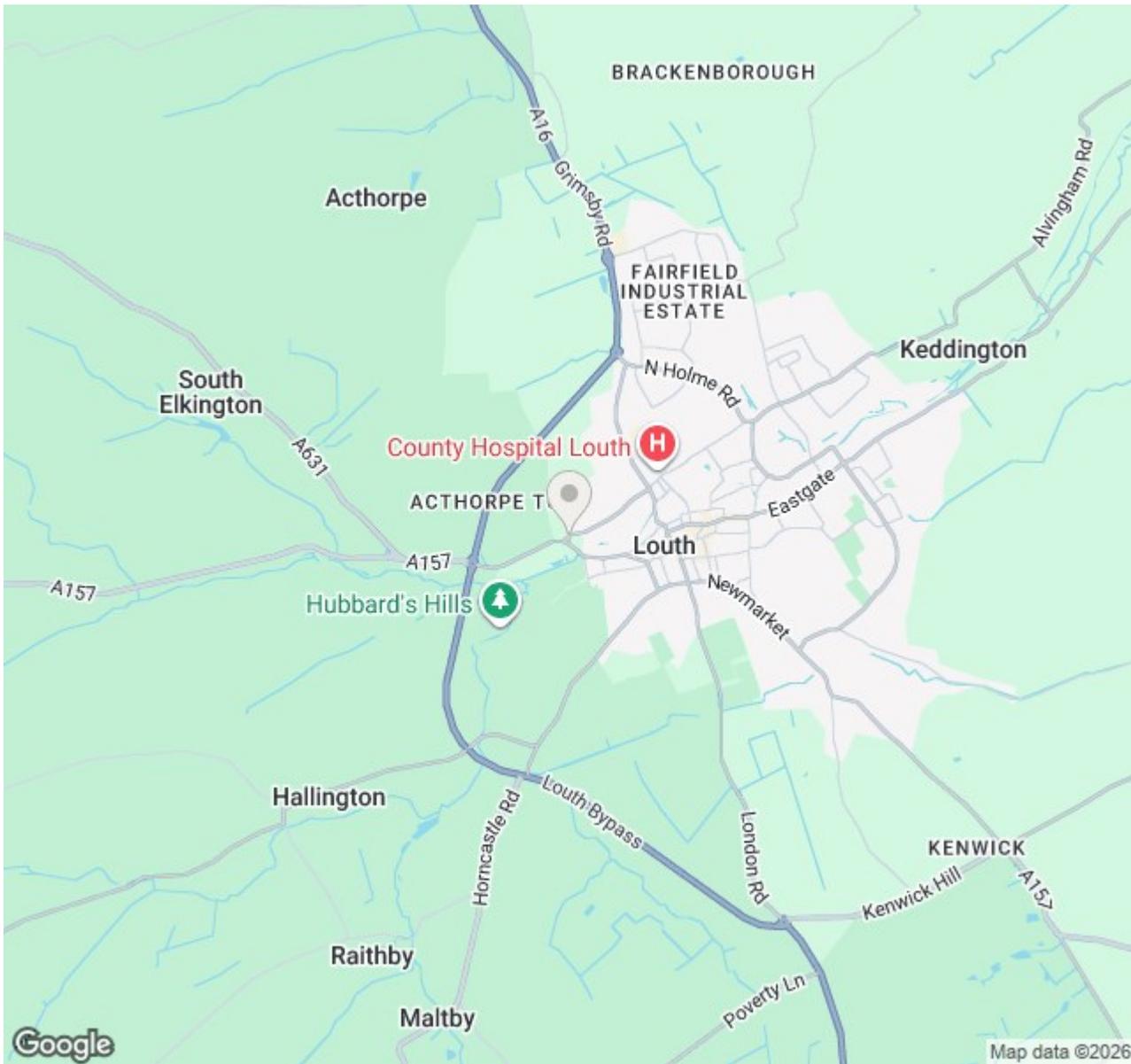
Second Floor
Approx 48 sq m / 519 sq ft

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Annex
Approx 62 sq m / 667 sq ft

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