



88 Upgate

Louth

M A S O N S
— SINCE 1850 —

88, Upgate

Louth, Lincolnshire, LN11 9JN



Elegant Grade II Listed Georgian townhouse

Located in the heart of the town centre

Five spacious bedrooms and three bathrooms

Set across a four-story layout

Impressive period features and high ceilings

Versatile lower ground floor

Stunning roof terrace with panoramic views

Attractive south-westerly facing rear garden

Double garage with additional parking

An elegant Grade II Listed townhouse set in the very heart of the historic market town of Louth. This exceptional family residence beautifully preserves its period architectural character while offering spacious and versatile accommodation suited to modern living.

Arranged over several floors, the property provides five bedrooms and three bathrooms, with the lower ground floor offering excellent potential for self-contained annex accommodation. The principal reception rooms are particularly impressive, displaying classic period charm with high ceilings, ornate detailing and generous proportions.

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Located just moments from the centre of town, the house further benefits from a magnificent roof terrace enjoying panoramic views across this picturesque Georgian market town. Externally, a generous rear garden enjoys a desirable westerly aspect, complemented by a substantial double garage and off-street parking for three vehicles.



Believed to date from the late Georgian to early Victorian period, this distinguished Grade II Listed property showcases a wealth of fine architectural detailing and forms a notable landmark on the approach to Louth town centre. The home benefits from gas central heating and retains traditional single-glazed sash windows, enhanced by secondary glazing panels.





Ground Floor

Entrance is via an attractive part-glazed timber door with fanlights above and decorative architectural detailing, opening into an impressive and spacious reception hall. The hallway features elegant coving, solid timber flooring throughout, and a staircase rising to both the first floor and lower ground floor. Original six-panel timber doors lead to the principal rooms.



The sitting room is positioned to the front elevation and enjoys a magnificent large window overlooking the street, complete with fitted shutters. A delightful marble fireplace with slate hearth and inset gas fire provides a striking focal point.

To the rear, the kitchen diner benefits from tall windows overlooking the garden. The kitchen is fitted with an excellent range of white base and wall units complemented by wood-effect work surfaces and tiled splashbacks. Integrated appliances include a Miele electric oven and hob together with a built-in Miele larder freezer, while a stainless-steel sink and space with plumbing for a dishwasher are also provided. A door leads directly out to the rear garden.



The room opens naturally into the dining area, which is centred around another impressive period fireplace with marble surround, tiled hearth and cast-iron grate.





Lower Ground Floor

The lower ground floor offers outstanding versatility and presents an ideal opportunity to create a self-contained annex or potential holiday let.

A separate front entrance leads into a generously proportioned reception room featuring a fireplace with wood-burning stove. Currently arranged as a sitting room, the space could equally serve as a cinema or games room, home gym, or additional bedroom suite if desired.

The central hallway provides useful understairs storage, an alcove and a built-in cupboard. Adjacent is the shower room, comprising a built-in shower, changing area and a separate WC with wash basin.

Also located on this level is the utility room, fitted with a range of built-in units and sink, together with space and plumbing for a washing machine. The Glow Worm gas-fired floor-mounted boiler with timer controls is also located here. Should annex accommodation be required, the room could easily be adapted to serve as a secondary kitchen.





First Floor

From the spacious landing, stairs continue to the second floor. Traditional six-panel timber doors lead to the bedrooms and family bathroom.

The principal bedroom suite is positioned to the rear of the property and includes a dressing area with built-in wardrobes, leading through an archway to a generous double bedroom with additional fitted storage and a pleasant outlook over the garden. The en suite shower room features a large shower with thermostatic mixer, wash hand basin with storage and WC.

Bedrooms two and three are located to the front of the property and are both well-proportioned double rooms, each benefitting from built-in storage.

The family bathroom is fitted with a neutral white suite comprising a panelled bath with shower above and separate shower controls, wash hand basin and WC, complemented by tiled flooring and a heated towel rail.









Second Floor

The second floor provides further excellent accommodation. The landing benefits from a large skylight allowing natural light to flood the space, and a door leads directly onto the roof terrace. Adjacent is a cloakroom with WC and wash hand basin.



On either side of the landing are two further double bedrooms, both featuring charming cast-iron fireplaces and windows, with one also benefitting from an additional skylight. These rooms have restricted head height to one side.



Roof Terrace

A truly outstanding feature of the property, the roof terrace provides a wonderful space for al fresco dining and entertaining. There is ample room for seating and potted plants, while the elevated position offers spectacular panoramic views across the rooftops of Louth.

To the rear, views extend over surrounding gardens, with the tower of St James' Church visible to one side.





Outside

To the front of the property, a wrought-iron pedestrian gate leads to an enclosed paved garden area which provides access to the lower ground floor entrance and an outside store. Iron railings frame the front garden, while concrete steps rise to the main entrance. The façade is particularly impressive, featuring a pillared porch and a charming Juliet balcony beside the reception room window.

The rear garden is a delightful and private space enjoying a favourable south-westerly aspect. Immediately outside the house is a courtyard with planted borders, with steps leading down to a lower courtyard before the garden continues beyond. Further steps and a concrete pathway lead towards the rear where the beautifully planted garden unfolds.





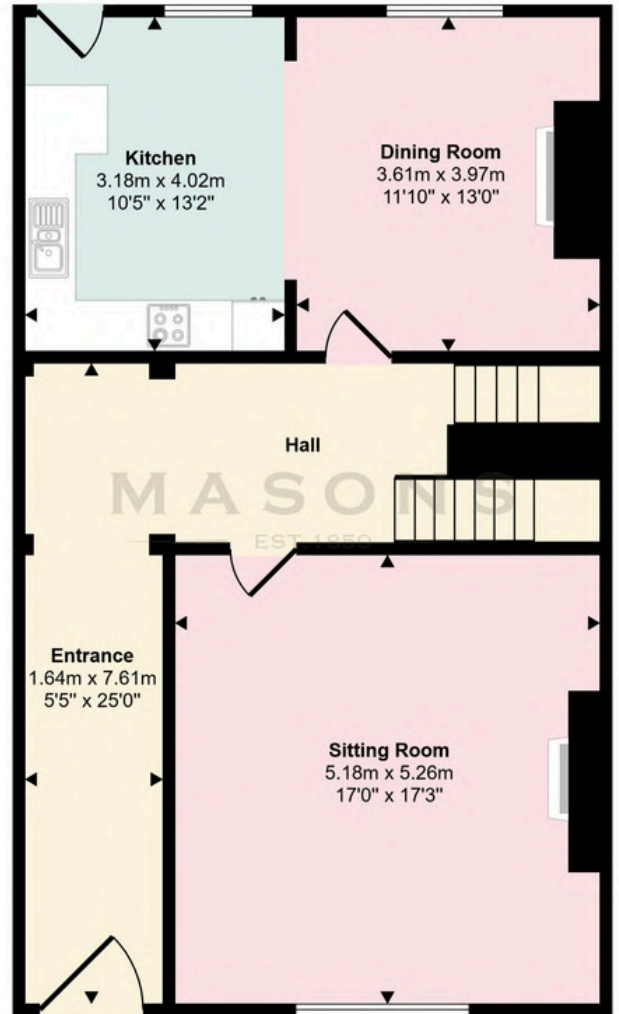
This enchanting garden will particularly appeal to keen gardeners, with mature shrubs, rose bushes and seasonal flowering bulbs surrounding a central lawn, all enclosed by traditional walled boundaries. The garden gently rises towards the rear of the plot.

At the far end stands a substantial brick-built garage with pitched roof, providing generous double garaging. A path runs alongside the garage to a secure gate opening into the parking forecourt, accessed via Little South Street. Here a large concrete area provides off-street parking for up to three vehicles and access to the garage.





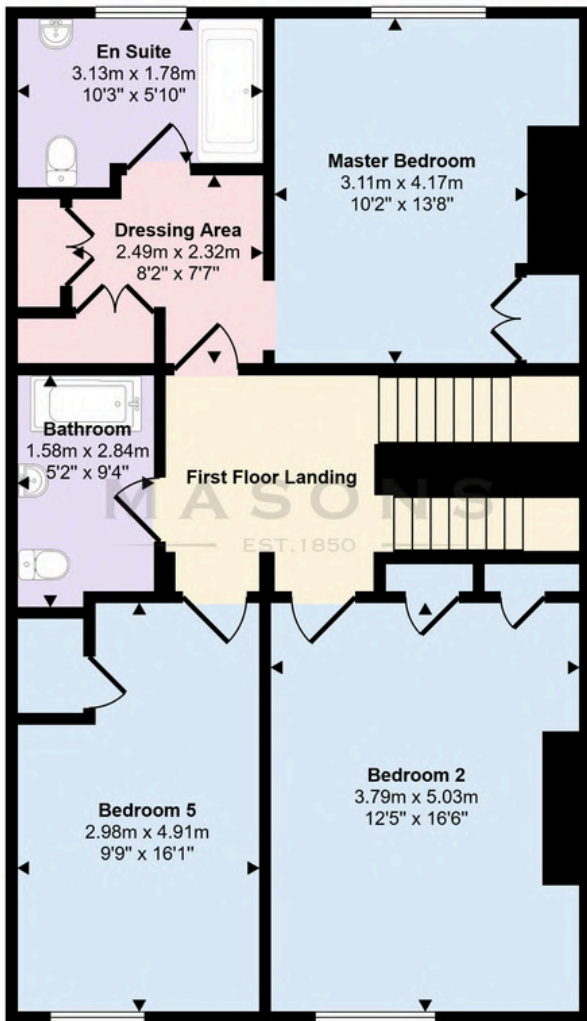
Lower Ground Floor
Approx 81 sq m / 875 sq ft



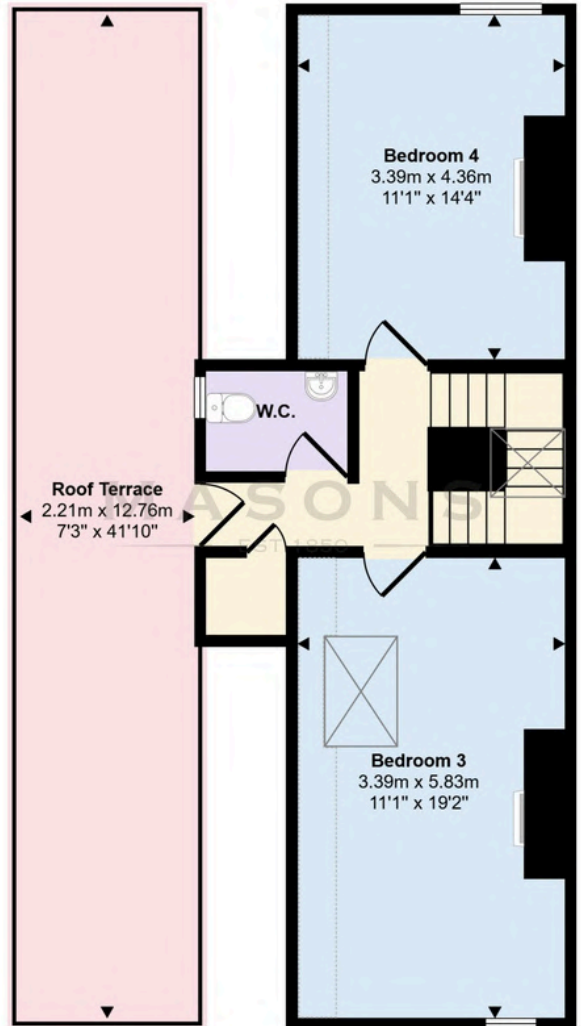
Ground Floor
Approx 82 sq m / 879 sq ft

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.

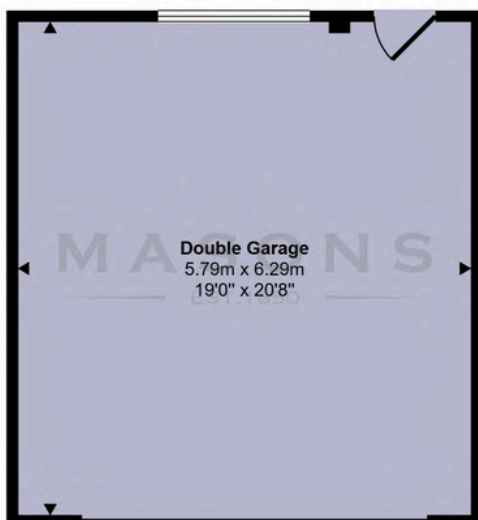
Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



First Floor
Approx 84 sq m / 903 sq ft



Second Floor
Approx 47 sq m / 506 sq ft



Garage
Approx 36 sq m / 392 sq ft

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Louth

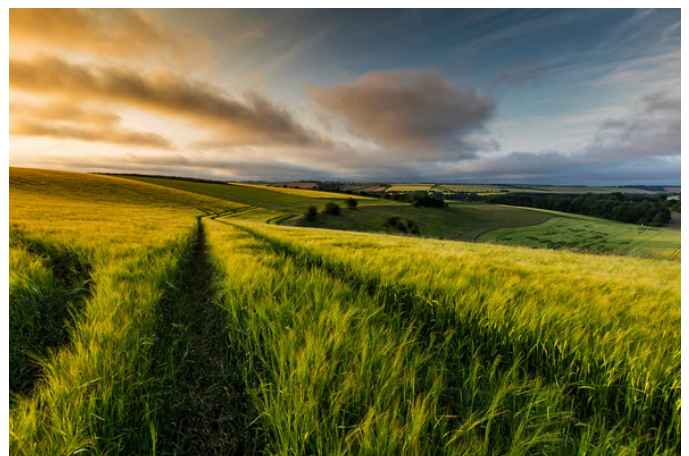
Vibrant Living in the Wolds

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.

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.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

The property is in Council Tax band E.

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: ///orders.values.spent

Directions

From St James' Church in the centre of Louth, travel south along Ugate and the house will be found standing in an elevated position on the right side.

Agent's Note

Material information is available on request or from the website listing.

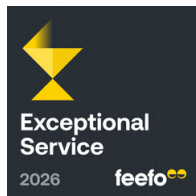
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