



3 Troutbeck, Westgate, Louth LN11 9YW

**M A S O N S**  
EST. 1850



A superb opportunity to acquire a two-storey maisonette located on the highly desirable west side of Louth market town. The property is steeped in history and yet offers modern contemporary living with excellent views over the private gardens and Westgate Fields, being located just a short walk to the King Edward VI grammar school and Louth Golf Club.

This surprisingly spacious property has a well-proportioned living space to the ground floor with two double bedrooms and a bathroom upstairs. Externally, the property enjoys a private garden adjoining the river with a further large, shared garden exclusively for the use of the residents of Troutbeck. Also belonging to the property is a single garage and car park space.



#### Directions

From St James' Church by car proceed south on Upgate and after the zebra crossing take the narrow right turn along Gospelgate. At the end of the road turn right, proceed along Breakneck Lane and bear left along Westgate. Troutbeck will be found after some distance standing on the left, immediately after Westgate Fields past the right hand bend.

#### The Property

Converted in the 1970's to residential accommodation and formerly being part of the trout farm, the interior of the property has been more recently modernised to an excellent condition with good-sized windows providing light and airy accommodation. The property had replacement uPVC windows fitted in 2015 adding to the efficiency of the gas-fired central heating system. The property has maintained its historic and characterful appearance and benefits from excellent views over the private grounds and gardens, having Westgate fields located to one side with the wooded grounds of Thorpe Hall located beyond.

#### Accommodation

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

#### Entrance Hall

Steps lead up to the part-glazed uPVC front entrance door, having shelter from a canopy situated over. A spacious entrance hall with staircase leading up to the first floor, tile-effect Karndean flooring, useful understairs storage cupboard with louvred doors, attractively decorated walls with a door leading into the:



#### Kitchen

A very smart and modern kitchen having a range of base and wall units with black high-gloss doors and chrome handles, built-in electric oven with gas hob above and extractor over. Black square edge, marble-effect laminated work surfaces with attractive tiled splashbacks above. One and a half bowl, inset stainless steel sink with mono mixer tap, built-in dishwasher and freezer with further space for washing machine and fridge. Karndean tile-effect flooring, cupboard housing the gas-fired central heating boiler. The room then extends to the:



#### Lounge/Diner

A superb open plan room having two large oriel box windows with views overlooking the gardens, with a further window to the side. Neutrally decorated walls with Karndean tile-effect flooring and ample space for a dining table.

#### Landing

A light and airy landing with window to the side, attractive wallpaper coverings and carpeted flooring. Wooden balustrade with spindles and airing cupboard housing the hot water cylinder with shelving above. Loft hatch giving access to the roof space.

**Bedroom 1**

A large double bedroom with dual-aspect windows overlooking the gardens and Westgate Fields. Built-in wardrobe with louvred doors, carpeted flooring and feature wallpaper to one wall.

**Bedroom 2**

A double bedroom having built-in wardrobes with louvred doors, carpeted flooring and dual-aspect windows giving further views of the garden.

**Bathroom**

A surprisingly large bathroom with white three-piece suite consisting of a wash hand basin, low-level WC and bath with electric shower over and shower screen. Attractive grey tiling to the walls and floor with illuminated mirror over basin.

**Outside**

The property is accessed via a shared drive leading to the garage and parking area, enjoying its own private garden to the rear, being south-west facing it is a real sun trap making it ideal for al fresco dining and barbecues, having a low walled perimeter and laid mainly to gravel and enjoying the sounds and views of the river and mill adjacent. Beyond this are the large, shared gardens for private use of Troutbeck residents laid mainly to lawn, which backs onto Westgate Fields and Thorpe Hall gardens where regular deer sightings occur in the early morning. To the side of the shared gardens the river runs adjacent and here a barbecue area is provided.

**Garage**

A single garage with up and over door providing further useful storage. Opposite this garage is the parking space for the property.

**Location**

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

**Tenure**

We are advised that the property is leasehold and that at the point of sale the property will be provided with a 200 year lease which will attract zero ground rent. There is a maintenance charge of approximately £150 per year.

**Viewing**

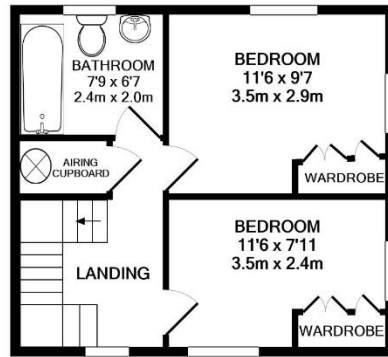
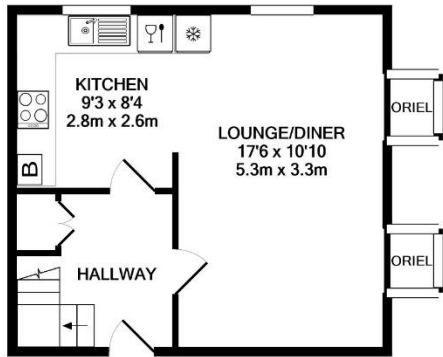
Strictly by prior appointment through the selling agent.

**General Information**

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. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C. NB. Some garden photos were taken in Summer 2020.







GROUND FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 337 SQ.FT.  
(31.3 SQ.M.)



GARAGE  
17'5 x 8'6  
5.3m x 2.6m

GARAGE  
APPROX. FLOOR  
AREA 148 SQ.FT.  
(13.8 SQ.M.)

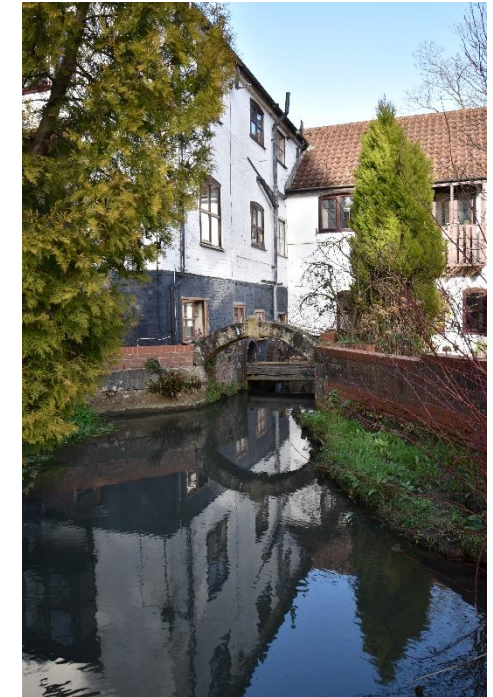
TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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EPC – a full copy is available from the Selling Agent by e-mail as a PDF upon request.

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		



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Important Notice

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