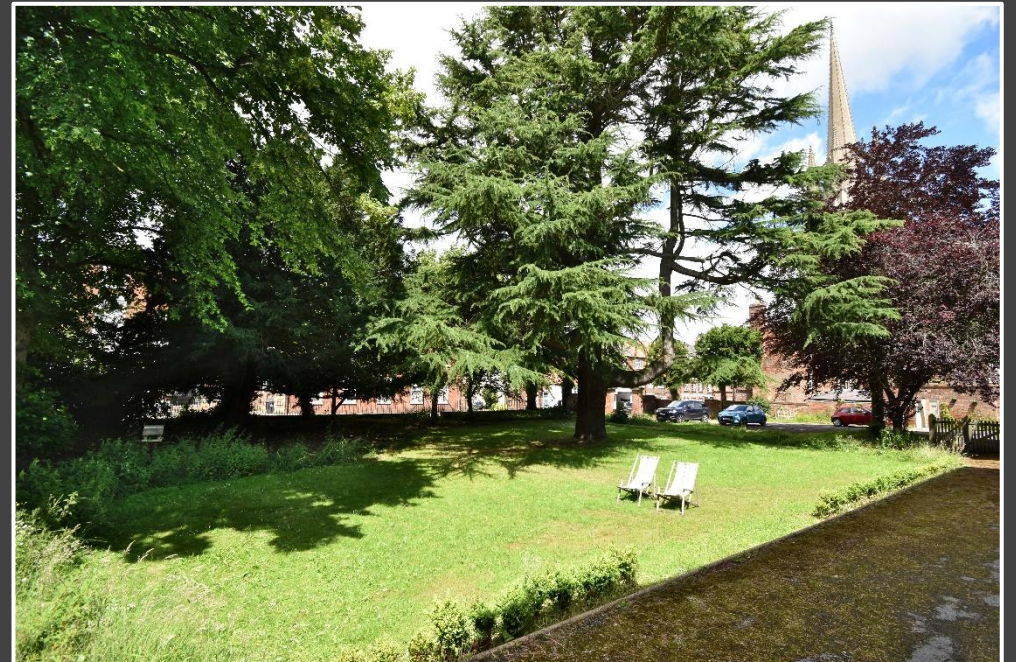




The Limes, Westgate
Louth LN11 9YE

M A S O N S
— EST. 1850 —



The Limes

Westgate, Louth LN11 9YE

An iconic Georgian Grade II listed townhouse located in the highly sought after Westgate conservation area of Louth market town in close proximity to St James' Church and just a short walk to the town centre.

The Limes is one of the finest townhouses to be found in Louth, steeped in history and offers a great opportunity to acquire an extensively renovated home boasting 6 bedrooms in total with annexe wing, 4 bathrooms, 3 reception rooms and spacious mature gardens with parking to the front and rear.

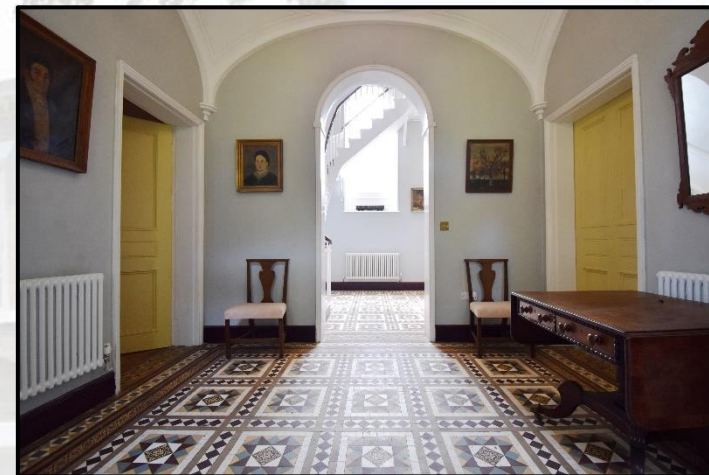
- Elegant and characterful accommodation of superb proportions
- Positioned in a prime location on the west side of town just a short walk to the centre
- Superbly proportioned rooms with original features and attractive heritage style decoration
- Separate Annexe wing providing versatile accommodation for friends and family
- 6 Double bedrooms with an exceptional master room with en suite bathroom
- Delightful mature gardens with excellent views of the nearby St James' Church
- Generous parking to the front and rear of the property
- 4 recently fitted bathrooms with period fittings
- Utility room, Boot room, Cellar and Loft Room provide further useful spaces

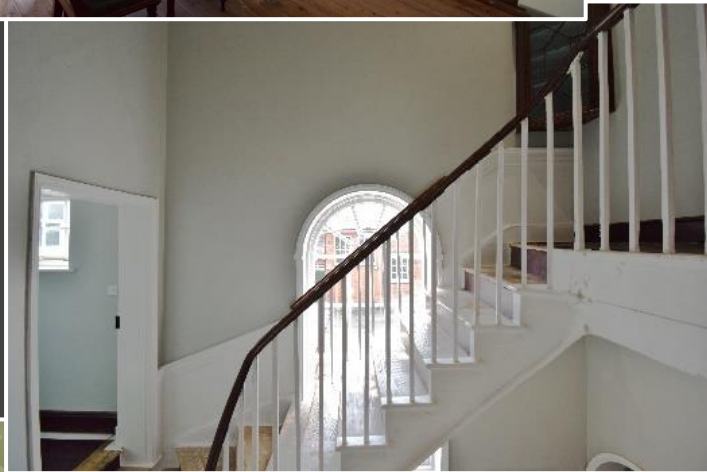
Sole Agents:

Masons (Louth) Ltd
Cornmarket, Louth,
Lincolnshire LN11 9QD

T 01507 350500

www.movewithmasons.co.uk





The Property

Believed to date back to 1808, this Georgian Grade II listed townhouse benefits from gault brick faced walls and hipped roofs with slate covering. An imposing entrance porch with Doric columns greets visitors to the front. The property was originally constructed by the Emeris family and in 1903 it was gifted to the King Edward VI grammar school by Auguste Alphonse Pahud in memory of his wife Annie. It was then purchased by the current vendor after a short period of disuse in 2018 and was re-roofed and re-wired in 2017. Since the vendor's ownership, the property has undergone an extensive scheme of renovation to the structure and decoration with some minor finishing touches to complete, allowing the purchaser to add their own stamp to the property. The original floorings and doors have been retained throughout. A new central heating system has just been installed, powered by a dual combination gas boiler together with a recently fitted burglar alarm system.

Directions

On foot, proceed to the west end of St. James' Church and facing Westgate, proceed a short distance and the property will be found on the left on the corner with Schoolhouse Lane. By car, from the traffic lights by St. James' Church travel south on Upgate, take the narrow right turning to Gospelgate and then the first right turning to Schoolhouse Lane. At the end of this road, turn right again along Westgate and the property is immediately on your right.

Accommodation

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

Entrance Hall

A grand entrance with a Doric columned porch to the front, solid timber entrance door with arched opening with windows above and to the sides. Exceptional encaustic tiles to flooring continuing through to the rear passageways. High ceiling with attractive mouldings and ceiling rose with centrally hanging chandelier. Matching doors to either side, archway into central hallway with staircase leading to the first floor. Built-in storage to one side with passageways leading off to the east and west wings.

Kitchen Diner

A newly-fitted Period kitchen having a free-standing Belfast sink with mono mixer tap, solid timber worktops, large space for range cooker with wiring prepared. Attractive feature fireplace with cast iron grate, large window overlooking the front garden and driveway, having original fitted folding shutters.

Drawing Room

A large room having high ceilings with attractive decorative mouldings, a grand chandelier and walls decorated in heritage colours. Solid timber flooring and large window to the front, having original folding shutters.

Grand Room

A superbly proportioned versatile room having high ceilings with attractive decorated mouldings and ceiling rose, solid timber flooring, radiators with fitted timber covers, windows overlooking the garden and School House Lane. Fireplace to one end with surround and inset grate requiring some work to finish the plastering.

Boot Room

With a range of base units and newly plastered walls requiring some finishing touches and housing the Veissmann gas-fired combination boiler. Rear entrance door leading into the courtyard.

Utility Room

A good size room with a range of base units and wood-effect, laminated worktops. Inset stainless steel sink, space for washing machine and also housing the electric consumer unit.

Cloakroom/WC

A smart Period cloakroom with high-level WC and wash hand basin. Automatic lighting with inset LED spotlights to ceiling.

Basement/Wine Cellar

A useful underground store with partition wall and fitted shelving, lighting provided.

First Floor

Landing

A grand and elegant gallery landing with split-level floor giving access to the east wing, the top landing having three bedrooms and bathroom off. Attractive arched window overlooking the rear courtyard, decorated in heritage colours with ceiling rose and inset LED spotlights to ceiling.

Master Bedroom

A very grand and well-proportioned main bedroom with windows overlooking St. James' church and the front garden. Built-in wardrobes to one side, solid timber flooring, Period radiators and having a door leading into the:

En Suite Bathroom

A smart Period bathroom with slipper bath with taps and hand shower attachment, high-level WC and large wash hand basin. LED spotlights to ceiling, extractor fan, timber flooring, window overlooking the front garden.

Bedroom 2

Another large bedroom with windows to two aspects overlooking the front garden. Smart decoration, solid timber flooring and two chandeliers to ceiling.

Bedroom 3

A further double bedroom, attractively decorated with dual aspect windows overlooking the rear courtyard, solid timber flooring and large access hatch to the roof space.

Family Shower Room

A large shower room with high-level WC, wash hand basin and large shower with thermostatic mixer and tiled enclosure, rainfall shower head attachment. LED spotlights, extractor fan, timber flooring.

East Wing Half Landing

Attractively decorated landing with window overlooking the rear, painted timber flooring, loft access hatch and LED spotlights. Painted steps leading up to:

Bedroom 4

A grand double bedroom with low vaulted ceilings to two sides, window overlooking the front garden, timber flooring and attractive decoration. Alcove to one side for furniture.

Family Bathroom

Another Period bathroom with free-standing, roll-top bath having hand shower attachment, low-level WC and wash hand basin. Tiled walls to the bath area, thermostatic mixer with rainfall shower head attachment and curtain, inset LED spotlights and extractor fan. Smartly painted timber flooring.

Annexe Wing

Accessed from the rear hall providing further useful bedrooms and bathroom or could easily be used as a separate annexe for friends and family. Small hallway with staircase to first floor. Door leading into:



Bedroom 5

A ground floor double bedroom with neutral decoration and large window overlooking School House Lane. Timber flooring and inset spotlights to ceiling.

Bedroom 6/Annexe Living Room

Currently used as a bedroom but could easily be converted to create a kitchenette/living space, having vaulted ceilings, inset spotlights to ceiling, window overlooking School House Lane, loft access hatch and a further door leading into:

En Suite Shower Room

A smart shower room with high-level WC, wash hand basin, walk-in shower with thermostatic mixer and rainfall shower head attachment. Heated towel rail and tiled shower enclosure. Timber flooring with Period decoration to walls and door.

Loft Room/Potential Bedroom 7

Loft room currently used for storage and having lighting and power provided. This room has the potential to be made into a further bedroom or living space, subject to any necessary consents and the renovation works required.

Rear Courtyard

A shared courtyard accessed via School House Lane providing parking for one vehicle, having the gas meter and electric power point with a small, private yard adjacent the rear entrance door.

Front Garden

Accessed via an initially shared drive leading onto the private front drive with timber gate providing further parking for multiple vehicles. Two further pedestrian access gates and boundary being made up of high-level brick wall to one side with iron railings to the front. A circular path leads around the perimeter of the garden which has the potential to be converted to a circular driveway with dual entrance. Planted borders to the front of the property with electric power point. The central garden is mainly laid to lawn with a range of mature trees including a large Himalayan Cedar tree. The garden benefits from exceptional views of St. James' church.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year. Louth is especially admired for the many independent shops and traders together with a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar, which is just a short walk from the property. The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields.

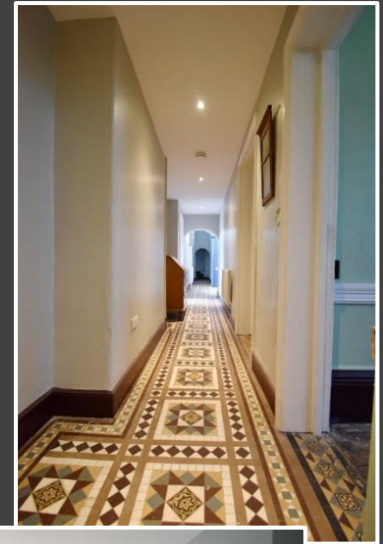
The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Viewing

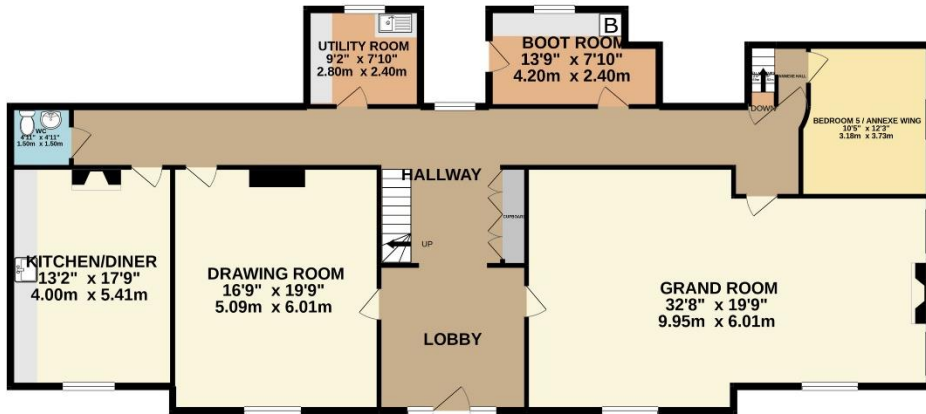
Strictly by prior appointment through the selling agent.

General Information

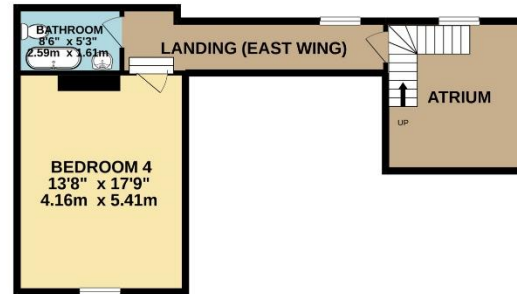
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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 F.



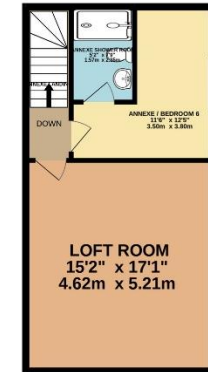
GROUND FLOOR
2005 sq.ft. (186.2 sq.m.) approx.



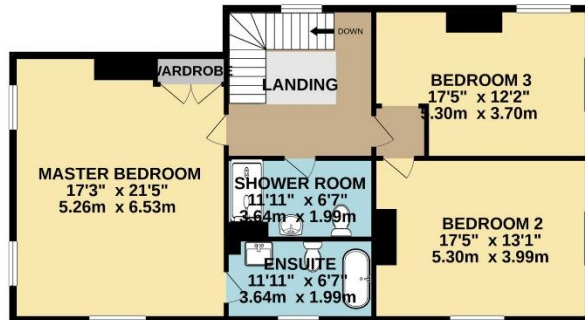
HALF FLOOR
520 sq.ft. (48.3 sq.m.) approx.



ANNEXE FIRST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
1082 sq.ft. (100.5 sq.m.) approx.

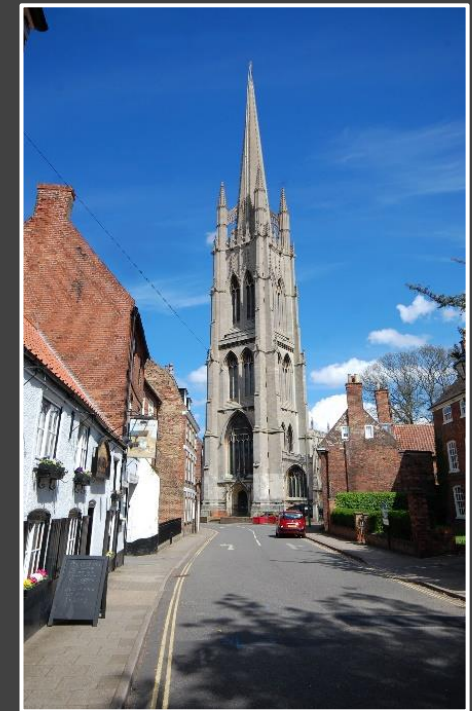


TOTAL FLOOR AREA : 4054 sq.ft. (376.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Important Notice

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- (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 Messrs Masons, Chartered Surveyors 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.

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