



The Old School
Tathwell LN11 9ST

MASONS
EST. 1850

The Old School, Haugham Road, Tathwell, Louth, Lincolnshire LN11 9ST

01507 350500

An attractive individual detached country home of character positioned on the rural fringe of a prime village within the Lincolnshire Wolds Area of Outstanding Natural Beauty. Standing in grounds of almost 1 acre (STS) including garden and paddock, the property has 4/5 bedrooms, 2 bathrooms, 2/3 spacious reception rooms and a large, detached brick and tiled double garage. Some modernization/improvement is required. For sale with NO CHAIN.



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Directions

From St. James' church in Louth, proceed south along Upgate and carry straight on through the traffic lights and then out of town. At the roundabout on the outskirts, take the second exit along the A16 and after a short distance take the first right turn. Follow the lane to Tathwell and The Old School will be found on the left, by the crossroads, before reaching the village centre.

The Property

The Old School is an impressive building and internet research indicates that at the heart of the structure is the Church of England School which was built in 1844, also serving the students of neighbouring parishes of Haugham and Raithby. The school was apparently enlarged in 1873 and again in 1907 – it seems that the neighbouring detached house was also in part, connected with the school.

This surprisingly spacious property is for sale with no chain. The property has brick faced walls dating from a variety of dates as the property was altered/extended over time. The main roof structure is a high pitched timber framed roof with a concrete tile covering incorporating multiple tile-hung dormers to all 4 elevations, these having pitched, tiled roofs on the outer elevations and flat roofs over the inner-facing dormers. The windows are a combination of timber-framed single-glazed units and replacement uPVC framed double-glazed units. From the landing, a uPVC double-glazed door opens onto a flat roof section which requires attention. Heating is by an oil-fired central heating system and there is an open fire with a magnificent marble surround in the lounge. The brick-built double garage has a pitched tiled roof.

Photo Schedule







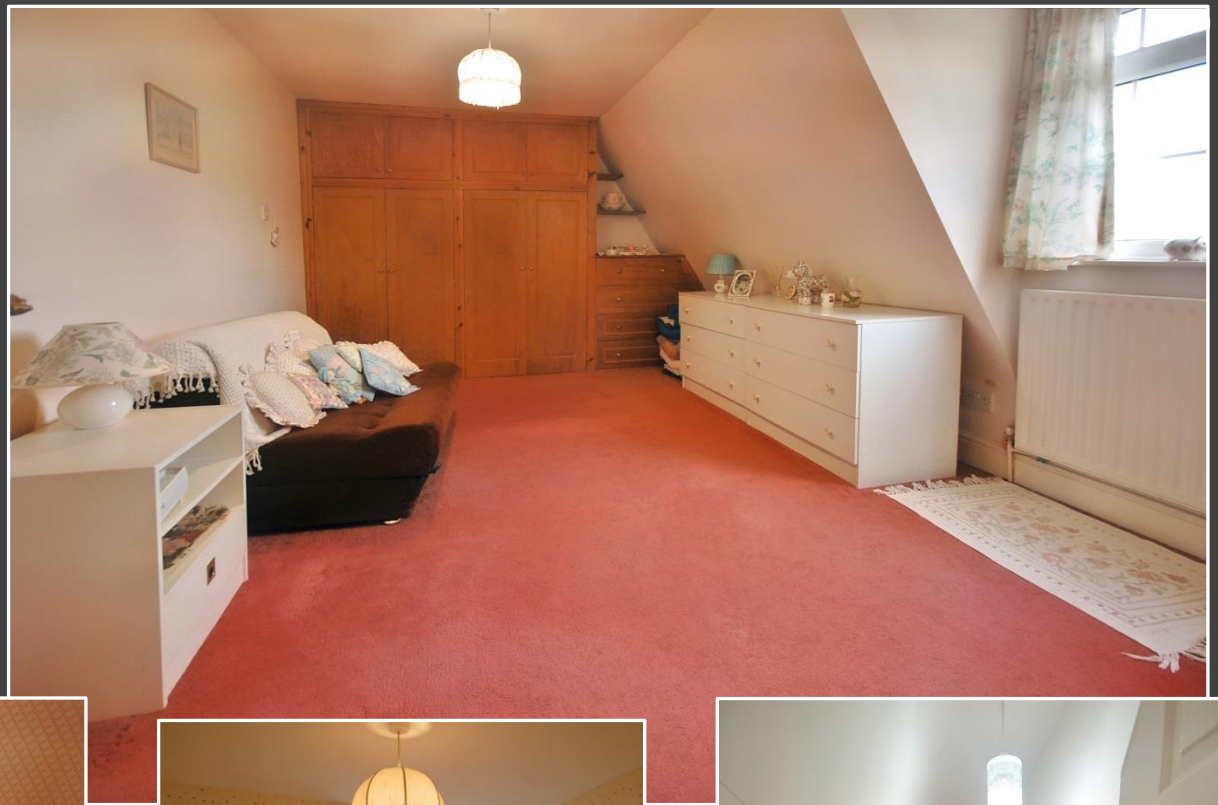










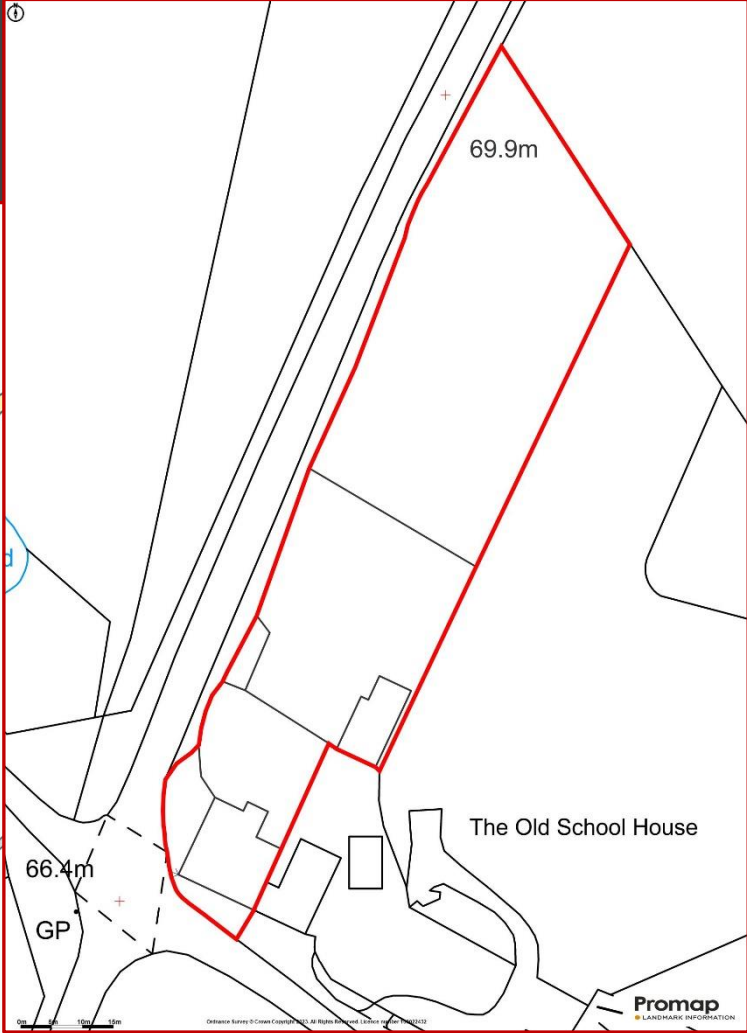
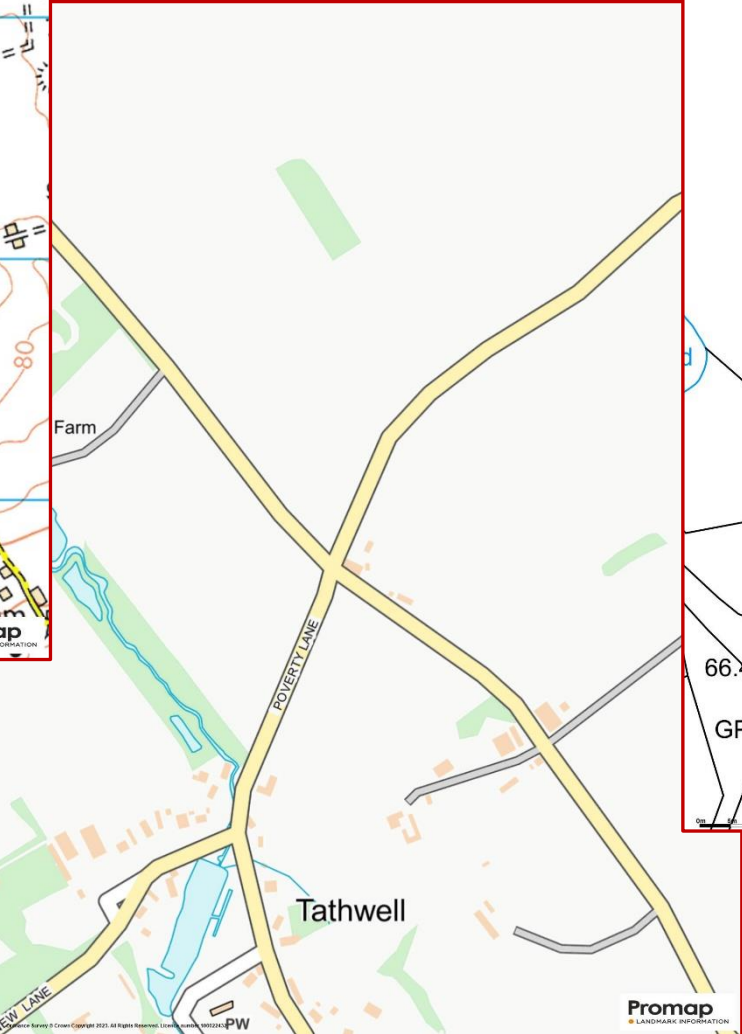
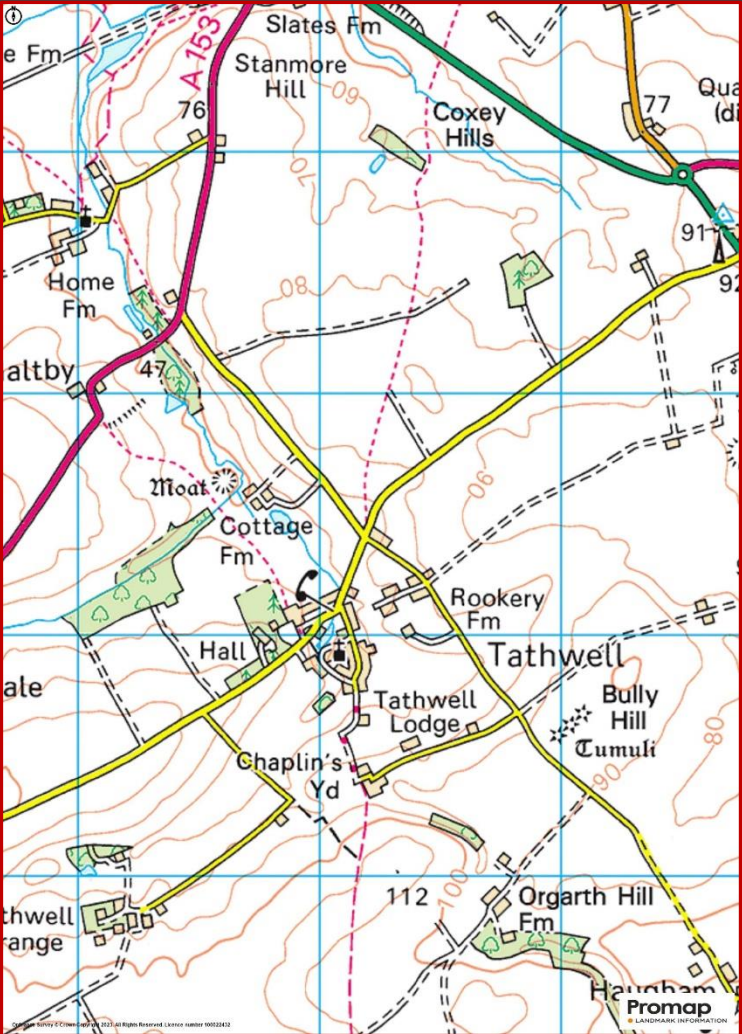












Accommodation (Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

The property is approached on the north side of the building where a flagstone pathway curves from the entrance drive to a multi-pane glazed door into the:

Entrance Porch

With polycarbonate roof, multi-pane glazed windows on three sides, quarry-tiled floor and staging to one side for pot plants. Inner fifteen-pane glazed door with matching ten-pane side panels to the:

Entrance Hall

A spacious L-shaped hallway with staircase leading off to the first floor via a quarter landing with a feature arched window and having an attractive pine spindle balustrade with turned newel posts. Two radiators, coved ceiling, understairs recess with light and wall shelf, uPVC double-glazed window to the side elevation and wide, six-panel door to:

Cloakroom/WC – Utility Room

With a suite comprising a low-level WC and corner bracket wash hand basin with tiled splashback. Space with plumbing for washing machine and to stack a dryer over if required. Multi-pane sash window on the side elevation with tiled sill. Wall mirror, coved ceiling and ceiling-mounted clothes dolly.

L-Shaped Inner Hallway

A spacious area with a combination of white, six-panel and fifteen-pane glazed doors leading to the reception rooms, kitchen and a built-in cloaks/storage cupboard

with shelving and electric light. Radiator, ceiling light point, coved ceiling central heating thermostat and wall light point. Recessed airing cupboard containing a copper hot water cylinder with lagging jacket and immersion heater, electric light over and slatted linen shelves.

Lounge

A particularly spacious and bright reception room with a magnificent marble pillared fire surround having moulded brackets to a heavy mantel shelf, quarry-tiled hearth and brickette-lined fireplace with an inset cast iron open fire including a moulded canopy. Two large, multi-pane sash windows on the south elevation and three complementary windows to the west elevation, each having a double radiator beneath. The windows command some lovely views across the surrounding Lincolnshire Wolds countryside. To each side of the chimney breast there are framed display shelves. Two wall light points and the ceiling is coved with a ceiling light point. White, six-panel double doors allow this room to be semi open plan with the adjoining:

Dining Room

Once more, a superb size and ideal for entertaining with two multi-pane sash windows on the west elevation, each with double radiator beneath. Three wall light points and six-panel door from the inner hallway.

Ground Floor Bedroom/Reception Room 3

This room would make a very spacious double bedroom on the ground floor if required (as at present) or a further sitting room/office or play room. There is a wide range of built-in wardrobes with two

pairs of white, six-panel doors, clothes rails and shelving over. Two multi-pane sash windows on the south elevation, each with double radiator beneath. Coved ceiling and metal-cased consumer unit to the upper corner of the room with MCBs.

Ground Floor Bathroom

Fitted with a light-coloured suite comprising a panelled bath, low-level WC and pedestal wash hand basin with ceramic-tiled splashback, mirror and vanity shelf over. Corner ceramic-tiled and acrylic-screened shower cubicle with an electric Redring shower unit, flexible handset and a wall rail. Radiator, wall-mounted electric fan heater, wall mirror with shaver light over and multi-pane window with tiled sill on the side elevation.

Breakfast Kitchen

An excellent size and fitted with a range of units in an L-shaped configuration with light oak cathedral style doors and comprising base cupboards and drawers, roll-edge work surfaces with ceramic-tiled splashbacks, one and a half bowl, stainless steel single drainer sink unit and a range of wall cupboards with strip lighting to the pelmets beneath.

Wall unit housing the Tricity electric oven with grill and separate Neff four-plate hob (only working partially and therefore in need of replacement), with Neff cooker hood above. Recess for refrigerator and tall recess presently separated to accommodate stacked appliances. In the corner is the Eurocal oil-fired central heating boiler which operates with the digital wall programmer adjacent. Attractive uPVC double-glazed bow window to the north elevation and long double radiator beneath. Glazed double

wall display cabinet with square leaded lighting, coved ceiling and long strip light.

First Floor

L-Shaped Landing

A long landing with two uPVC double-glazed windows and a complementary door on the east elevation, this giving access onto the flat roof over part of the ground floor accommodation.

To one end of the landing, the pine spindle balustrade extends to form a gallery overlooking the quarter landing and arched window previously described.

Recessed airing cupboard containing a second copper hot water cylinder with immersion heater and ample linen storage space over, together with an electric light. There are two ceiling light points, two radiators, smoke alarm and a recess at the rear leading across to the master bedroom.

Master Bedroom

An interesting, characterful double bedroom of excellent size with steeply angled part-sloping ceiling having an inset south-facing dormer window presenting lovely views across the Wolds. Further dormer window to the north elevation looking out towards the main garden and paddock beyond. Radiator.

Bathroom

Positioned adjacent to the master bedroom, the bathroom has a light-coloured suite comprising a panelled bath with two grips and a tiled plinth at the

side, a low-level WC and pedestal wash hand basin. Tiled splashback, shelf and mirror above, together with a shaver light over. Corner ceramic-tiled and acrylic screened shower cubicle with an electric shower unit having handset and wall rail. Mirror-fronted wall cabinet, deep, part-sloping ceiling, trap access to the roof void, radiator and dormer window with obscure glazing on the south elevation.

Bedroom 2

An attractive double bedroom enjoying scenic views across the Lincolnshire Wolds with dormer window on the south elevation and a further window to the west elevation. Two radiators and part-sloping ceiling.

Bedroom 3

A spacious double bedroom with a range of built-in furniture finished in natural wood with moulded doors and drawers. There are two double wardrobes, high-level cupboards over and a built-in, four-drawer chest to the side, shaped to the deep part-sloping ceiling and having two display shelves over. uPVC double-glazed dormer window on the west elevation with radiator beneath. Six-panel door to:

En Suite Washroom

With a light-coloured suite comprising low-level WC and pedestal wash hand basin with tiled splashback and shelf over. Extractor fan, radiator, shaver socket and ceiling light.

Bedroom 4

A single bedroom enjoying some lovely views from the west window which has a radiator beneath. Built-

in cupboard beneath the deep, part-sloping ceiling and a range of wall shelves.

Outside

The property is approached through a wide, vehicular entrance with brick pillars and timber double gates opening onto a good size driveway providing parking space for several cars and giving access to the garage.

Detached Double Garage

Brick-built beneath a pitched, timber-framed roof covered in concrete interlocking tiles underdrawn with felt. The garage measures 8.25m wide by 6m deep – an excellent size to include brick piers internally and there are power points, strip lights, two up and over doors at the front and good storage space within the roof structure. To one side there is a range of cupboard and drawer units, together with some tall storage cupboards. At the side of the garage there is a concrete block-built fuel and garden store with a separate kennel to the side having a run at the front and also in this area is the 2,400-litre oil storage tank for the central heating system.

Gardens and Land

As previously mentioned, a pathway leads from the drive through a trellis-work arch with climbing plants over to the main entrance and there are lawns on each side of this pathway, together with flower beds and borders and tall screen hedges on the west side. To one corner is an established ornamental tree and there are further ornamental shrubs and bushes around the perimeter. Outside light by front

entrance and further wall light by the kitchen window.

On the north side of the driveway there is an area of lawned garden which is an excellent size with a sunken ornamental pond, a further variety of ornamental and fruit trees and two bases suitable for garden outbuildings if required. Beyond this area there is a paddock with centre mown pathway up to a raised seating area and the paddock is enclosed by mixed hedgerows with some mature trees along the boundaries. To one side there is a timber field shelter in need of some attention.

NB On the opposite side of the lane, there is a public footpath across the fields and this leads to Louth, joining the town on Julian Bower and involving a crossing of the Louth By-Pass.

Viewing Strictly by prior appointment through the selling agent.

Directions

From St. James' church in Louth proceed south along Upgate and carry straight on at the traffic lights, up the hill and then out of the town. At the roundabout take the second exit along the A16 and after a short distance turn right towards Tathwell. Follow the lane and just before arriving in the main part of the village, The Old School will be found on the left side positioned by the side of the crossroads.

Location

Tathwell is a Lincolnshire Wolds village surrounded by scenic countryside yet just 3 miles or so from Louth

market town. The Grade 2 Listed Church of St. Vedast dates largely to improvements in 1857 but has elements dating back to the 12th Century as described on the Historic England website. Online research revealed the following:

In 1870-72, John Marius Wilson's *Imperial Gazetteer of England and Wales* described Tathwell like this: *TATHWELL, a parish, with a village and two hamlets, in Louth district, Lincoln; 3 miles SSW of Louth r. station. It has a post-office under Louth. Acres, 4,314. Real property, £4,964. Pop., 405. Houses, 70. T. manor, with T. Hall, belongs to H. Chaplin, Esq.; and Cadwell Manor, with Hall, belongs to S. Allenby, Esq. Six tumuli are on Bully Hill, and traces of an ancient camp are on Orgarth hill. The living is a vicarage in the diocese of Lincoln. Value, £425. Patron, the Bishop of L. The church was partially restored in 1857. There is a parochial school.*

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. The town has 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. 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.

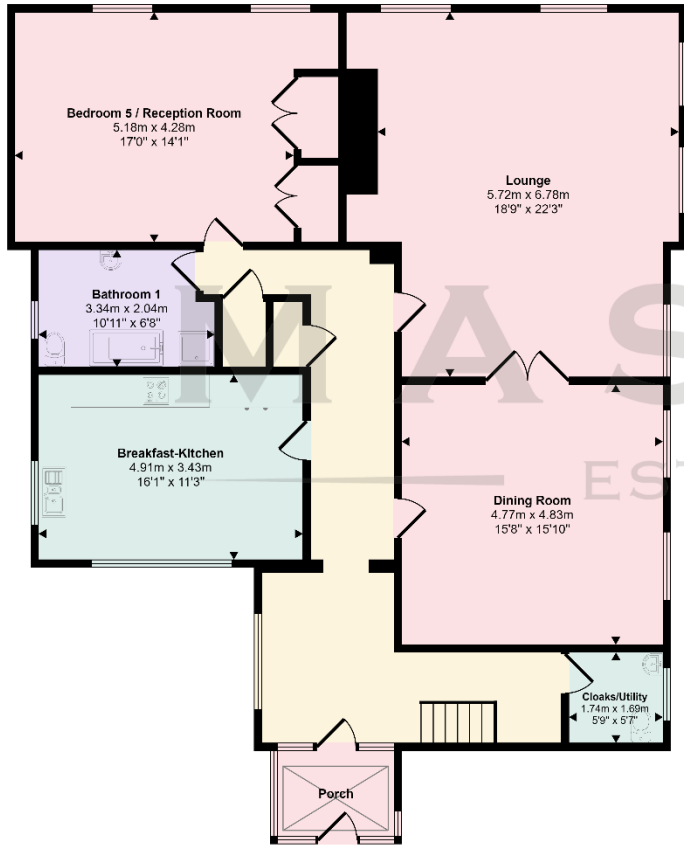
Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

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.

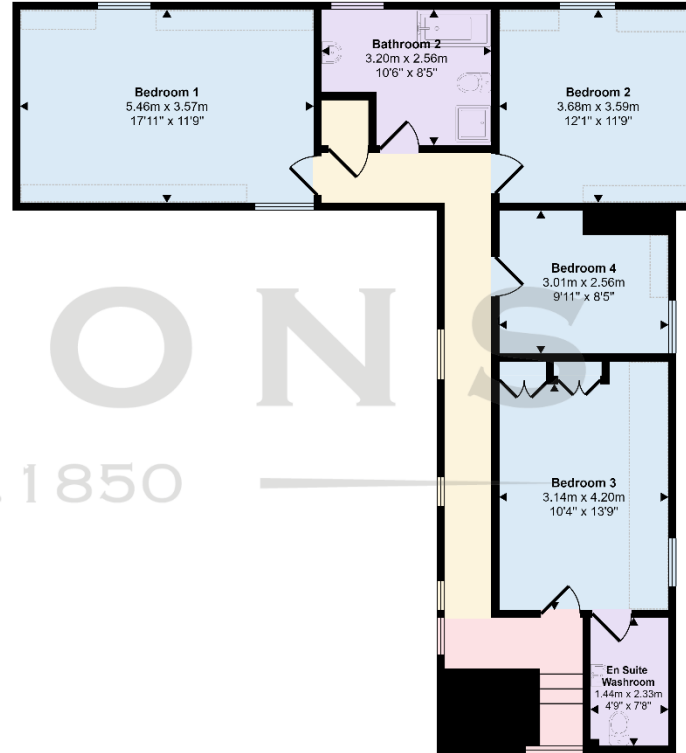
Plans/Maps and images with red-lined approximate boundaries are not to specific scale, are based on information to date and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity and water whilst drainage is to a private system, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

Approx Gross Internal Area
236 sq m / 2544 sq ft



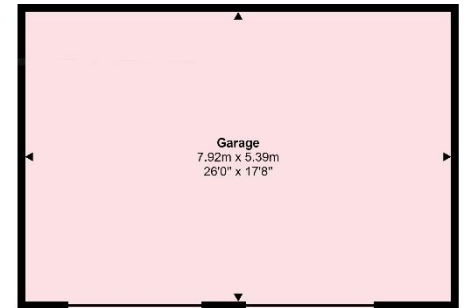
Ground Floor
Approx 150 sq m / 1612 sq ft

Denotes head height below 1.5m



First Floor
Approx 87 sq m / 933 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 the real items. Made with Made Snappy 360.



Garage
Approx 43 sq m / 460 sq ft

Floorplans and EPC Graph - A PDF of the EPC can be emailed on request



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give 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 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.

