

2 GOSPELGATE MEWS  
LOUTH LN11 9JX

MASONS  
EST. 1850



## ABOUT 2 GOSPELGATE MEWS ...

**A superbly appointed detached Mews Cottage with parking adjacent and positioned just a few paces from the town centre in the West Conservation Area of Louth. An ideal prime residence or holiday home in a secure setting with a contemporary fully fitted dining kitchen, semi-open plan lounge with bi-fold French doors onto a south walled courtyard, cloakroom/utility, 2 double bedrooms and an exceptional bathroom. A unique and rare opportunity.**

### **The Property**

This superbly presented detached mews cottage is approximately 30 years old and has insulated cavity walls with rustic reclaimed brick facings beneath pitched timber roof structures covered in concrete interlocking tiles. The windows are double-glazed with a Farrow and Ball external paintwork finish and the property is heated by a gas-fired central heating system which includes underfloor heating to the ground floor accommodation and the first-floor bathroom.

The property has been appointed to an exceptional standard and features a fully fitted kitchen by Sarah Anderson and a superb bathroom by Aaron Whall. The living accommodation enjoys a feeling of space by virtue of oak glazed double doors which open between the dining kitchen and lounge.

The cottage enjoys a secluded location with views from the upper windows across a neighbouring garden and there is a private, sheltered brick-walled courtyard on the south side of the property forming a sun trap throughout the day. There is also the valuable benefit of a parking area adjacent to the property where the present owners are able to park a small car and a large motor home, making this an ideal potential home or for a couple looking to safely lock and leave their property to travel.

Positioned in the sought after west conservation area of town, the property is nevertheless just a few moments' walk from the shopping centre, markets and activities which take place in Louth.









# 2 GOSPELGATE MEWS, GOSPELGATE, LOUTH, LINCOLNSHIRE, LN1 1 9JX

## ACCOMMODATION

### Accommodation

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

For the purposes of our description, the east facing elevation with the main entrance into the property is deemed to be the front elevation.

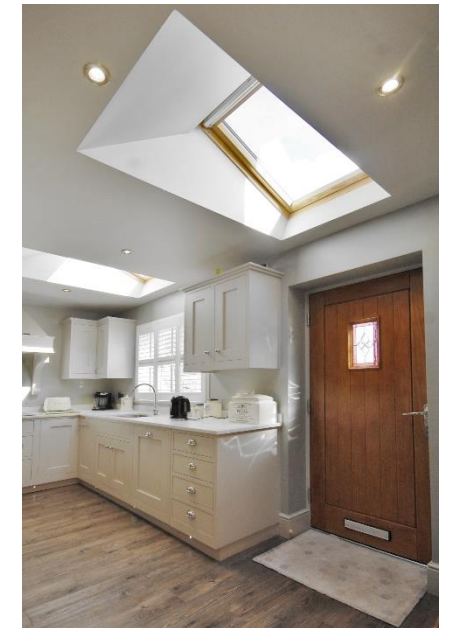
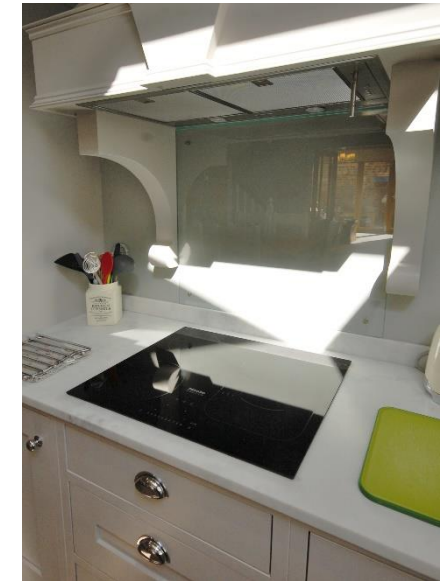
### Ground Floor

#### Main Front Entrance

Comprising an oak door with a painted external finish in light green and having a decorative centre window pane to the:

#### Fitted Dining Kitchen

Designed and equipped by Sarah Anderson, a highly regarded local specialist, the kitchen units are finished in French grey with chrome cup handles and doorknobs, together with Minerva, marble style work surfaces and upstands. There are base cupboards, two drawer units, one having deep pan drawers, wall cupboards with LED work surface downlighters beneath. Tall unit with cupboards above and below the Miele electric oven with grill, and Miele combination microwave oven over. Adjacent is an integrated faced fridge/freezer and there is an integrated dishwasher. Miele induction





ceramic hob in black with a Miele extractor fan set into a canopy above on shaped brackets. The kitchen is well lit by LED ceiling downlighters and there is feature plinth LED lighting, though the room is flooded by natural light by virtue of two remote control, motorized skylight double-glazed windows with automatic rain sensor closing. Set into the work surface is the 1.5 bowl stainless steel sink with front window having plantation shutters above.

Karndean oak-effect flooring, digital wall controller for the underfloor heating and mains smoke alarm. Side window with plantation shutters overlooking the driveway and oak door to understairs store cupboard with strip light, storage space and also housing the Ideal gas-fired combination central heating boiler.

Return staircase leading to the first floor with kite-winder steps and a white spindle balustrade with contrasting coloured moulded handrail. Oak glazed double doors can be opened to the lounge adjacent, creating a spacious open plan feel.

### **Cloakroom/Utility Room**

With Karndean oak-effect flooring extending through from the kitchen and a white suite by B C Sanitan comprising an Edwardian style pedestal wash hand basin with chrome mixer tap and a Minerva upstand. Mirror fronted wall cabinet and opening at the side to a separate area containing the low-level WC. This area also has the consumer unit with MCBs.

Tall double doors in French grey open to reveal a well-designed utility cupboard with space and plumbing for washing machine, space for a stacked tumble dryer above with vent to outside and full height shelving on one side. Ceiling spotlight downlighters and windows to the rear and side elevations with plantation shutters.



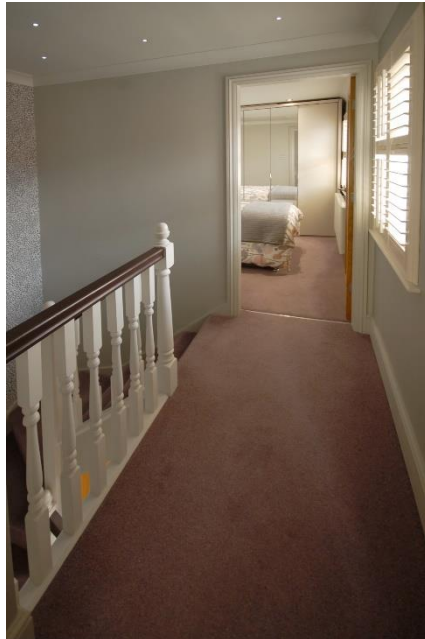
## Lounge

A lovely south facing room in neutral colours with four oak-framed, bi-folding double-glazed French doors opening onto the courtyard beyond. Digital underfloor heating control, ceiling light with dimmer switch, cabling for wall-mounted TV (TV aerial and satellite dish fitted to the property).

## First Floor

### Landing

The spindle balustrade and handrail lead along the first-floor landing, forming a gallery above the return staircase. Coved ceiling with mini-LED downlighters, mains smoke alarm and front window with plantation shutters. Shaped archway and doors finished in oak giving access to the first-floor rooms.











### **Bedroom 1**

A double bedroom with designer radiator and south window fitted with plantation shutters and presenting a pleasant outlook across the large garden of a neighbouring property. The power points include a floor-mounted socket in this room and there is a wall socket and cabling for a wall-mounted TV.

### **Bedroom 2**

A smaller double bedroom or good size single with a designer radiator, ceiling LED downlighters on dimmer switch and window with plantation shutter overlooking the driveway and approach to the property. Trap access with folding ladder to the insulated and part-boarded roof void which has a light.









## Bathroom

Designed and fitted by Aaron Whall, the bathroom is impressive and spacious with a white suite. The Italian double-ended tub bath with chrome ball and claw feet is by Bagnodesign of London and has a chrome Victorian style mixer tap with shower handset fittings.

The suspended Gerberit WC is in white and chrome with contemporary mosaic tiling concealing the cistern, large chrome dual flush control and an illuminated alcove above. This is complemented by the shaped wash basin, also in white and chrome, on a suspended vanity unit with a grey woodgrain effect finish and the basin has independent taps and centre spout set into the mosaic tiled splashback above.

There is a corner mosaic tiled and glazed shower cubicle with curved screen and door, chrome Burlington thermostatic shower unit with Period style levers, flexible handset and square drench head above.

Powder coated designer radiator, illuminated low-level alcove and Porcelanosa marble style floor tiling and skirting. Rear window with plantation shutters, LED downlighters and underfloor heating with digital control on the landing.





## OUTSIDE ...



The property is positioned to the rear of Gospelgate Mews with a block-paved parking area upon which the present owners are able to park a large motor home and a small car. A concrete paved pathway leads around the front and side walls with a shaped slate bed for flowerpots and tubs, space for wheelie bins, external gas and electricity meter cabinets, and there is a useful lean-to garden shed in pale green paintwork under a tiled roof.

At the rear, double ledged, braced and framed doors also painted in pale green, open into the brick walled courtyard. Compact for easy maintenance but a quiet and secluded area ideal for dining alfresco or enjoying coffee in the sun. There is a wall light above the oak bi-folding French doors from the lounge which has a step down onto the Indian sandstone patio. This area again is perfect for flowerpots, tubs, hanging baskets etc. and there is a clematis on a wall trellis to one side. Access can be gained around the far side of the house to a storage area, out of the way. There is an up/downlighter by the front entrance, an outside tap and a sensor floodlight to the front corner of the building. CCTV cameras to the side and rear walls.





### Directions

From St. James' Church in the heart of the central conservation area of Louth, proceed north along Uppgate, go past the two left turnings into the town centre and then a few yards further along, after the zebra crossing, take the right turn along Gospelgate. Again, after just a few yards, Gospelgate Mews will be found on the left side and number two is located at the end of the private driveway on the right.

### Location

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

Louth has a modern 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.

### 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, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

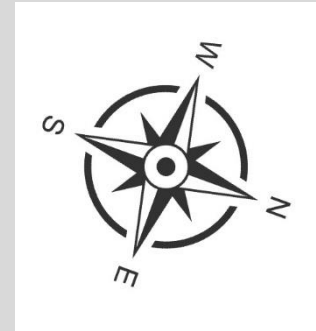
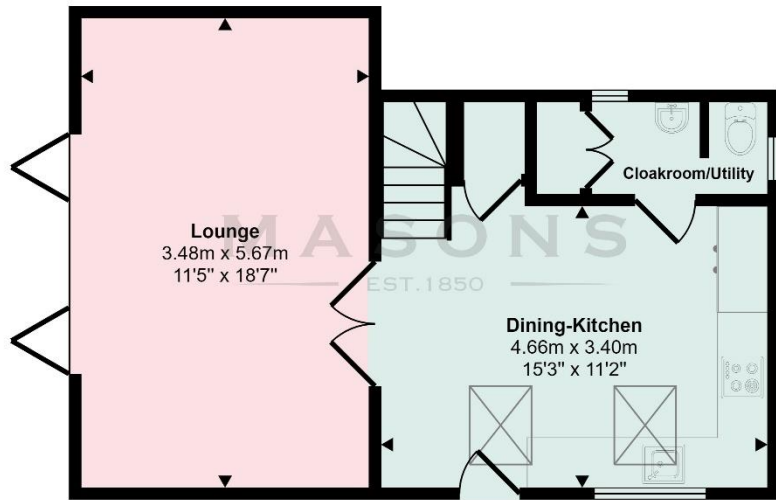


*St James' Church, Louth*

*Visible from miles away, the spire is said to be the tallest of any medieval parish church in the country. The church dominates the Conservation Area and is just yards away from the bustling town centre.*

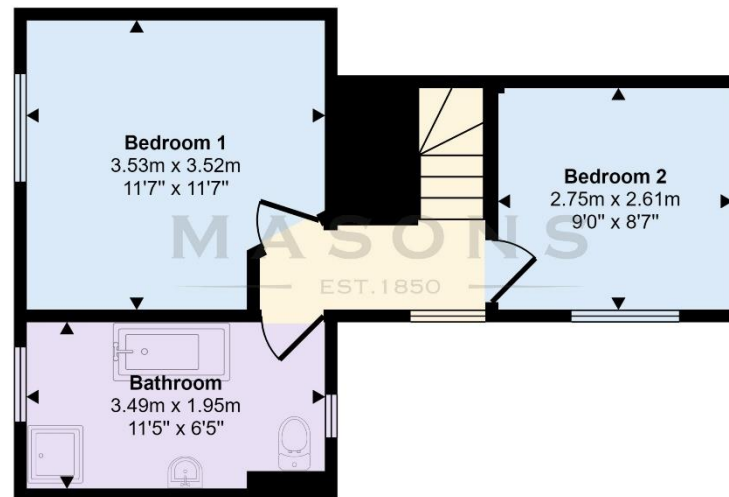


# FLOORPLANS AND EPC GRAPH



EPC  
GRAPH  
TO APPEAR HERE

Ground Floor  
Approx 42 sq m / 451 sq ft



First Floor  
Approx 32 sq m / 346 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.

**MASONS**  
EST. 1850

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