



THE MOUNT
38 ST. MICHAELS ROAD
LOUTH, LN11 9DA

Masons

EST. 1850

ST. MICHAELS RD



ABOUT 38 ST. MICHAELS ROAD....

A superb period town house located in a popular conservation area of Louth, situated in an elevated position opposite the church of St. Michael and All Angels. This beautiful mid Victorian home has been tastefully renovated to provide elegant contemporary accommodation while retaining many period features. The property benefits from open plan dining kitchen, Lounge, Utility, Pantry, WC and Workshop/Study while the first floor offers 3 generous bedrooms and modern bathroom. Externally the wrap around gardens offer private low maintenance spaces to relax in with a superb hidden internal courtyard.

The Property

A mid Victorian town house believed to date back to 1860, of a handsome design with brick-faced walls and original sash windows with pitched roof and slate tiled covering. The property is believed to be the former Sunday School house for the adjacent St. Michael and All Angels Church positioned directly opposite the house, providing stunning views from an elevated position. The property has undergone complete top-to-bottom renovations by the current vendor to provide spacious contemporary living accommodation whilst retaining many original Period features. The property is deceptively spacious, having an extending rear wing with internal courtyard and wrap-around gardens to front and side. Heating is provided by way of a Worcester floor-mounted gas-fired system and supplemented by an open fire positioned in the dining area.





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ACCOMMODATION

Directions

From St. James' Church travel south along Uppgate and continue to the traffic lights. Turn left here along Newmarket and continue to The Brown Cow pub, turning left down Church Street. Continue for a short distance until the junction with St. Michael's Road and the property will be positioned on the corner opposite the Church of St. Michael's.

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

Entrance Hall

Accessed via a part-glazed, solid timber door with courtesy lighting to side. Staircase to first floor with timber banister and spindles, carpeted treads and initial tiled area with step up to oak-effect Karndean flooring. Attractive decoration with dado rails to wall. Four-panel timber door to principal rooms and useful understairs storage cupboard and housing the electric consumer unit and meter with opening through to kitchen diner.







Lounge

A superb, elegant and well-proportioned reception room having windows to two aspects, one being a large bay overlooking the Church of St. Michael and All Angels to the side. Heritage style decoration with picture rail and coving to ceilings. Carpeted floor and having fireplace with cast iron surround, tiled hearth and timber mantel piece with inset tiled area with electrics provided for fire.

Dining Kitchen

A superb open plan room transformed by the current owners by removal of a wall to create a superb family entertaining space. Newly fitted kitchen comprising a good range of base and wall units in anthracite grey and contrasting cream colour, Shaker style doors and having square edge marble-effect worktops with one and a half bowl, stainless steel sink with mono mixer tap. Attractive tiling to splashbacks and chrome socket outlets with USB charger. Large range of built-in appliances including Lamona tall fridge/freezer and four-ring induction hob. Hotpoint double electric eye-level oven and Hotpoint microwave. Beko dishwasher and built-in wine cooler to side. Stainless steel chimney extractor above hob with extending breakfast



bar area having granite worktop, leading into the spacious dining area. Large window to side, fireplace with open grate, slate surround and tiled hearth with shelving and built-in cupboards either side of chimney breast. Attractive scenic mural to the wall, coving to the ceiling and ceiling rose, ample space for large dining table and having oak-effect Karndean flooring throughout. Anthracite grey vertical column radiator to kitchen area. Crittall style door through to:

St. Micheals Entrance

Having part-glazed timber door giving access to the rear porch and garden. Radiator with cover to side and continuation of Karndean flooring, attractive wallpaper to walls and door into:

WC

With timber panelling to half-height walls, window to side, low-level WC and wash hand basin. Wallpaper to walls and smart tiling to floor.







Utility Room

Range of built-in units, oak block worktops, inset Belfast sink with tiling to splashback, window to side and space and plumbing provided for washing machine. Also housing the Worcester floor-mounted gas-fired boiler. Space provided for tumble dryer with space for larder unit. Part-glazed uPVC door leading to internal courtyard. Opening through to:

Pantry

Window to side and having fitted shelving throughout. Built-in cupboards to side with oak block worktop and extending to side providing useful storage.

Workshop/Study

Superb additional versatile room positioned at the rear, currently set up as a workshop. However, it is insulated and with heating, could be an excellent study or potentially a ground floor bedroom if required, having uPVC windows to side.



Landing

L-shaped landing with timber banister and spindles providing galleried area to side. Skylight to sloping ceiling, carpeted floor and with shelves to one end with loft hatch providing access to the roof space. Smoke alarm to ceiling.

Master Bedroom

A superb double room with windows to two aspects giving excellent view over the church. High ceilings and a good range of built-in wardrobes to one side.

Bedroom 2

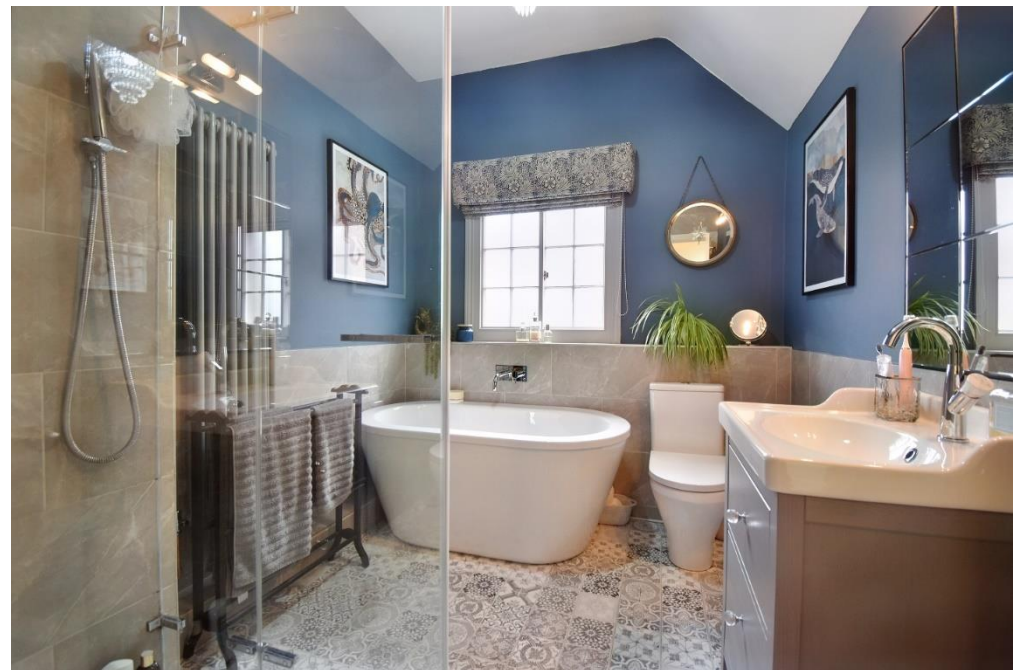
A further double bedroom with window to side, carpeted floor and neutral decoration.

Bedroom 3

A further double bedroom if required with high ceilings, windows to two aspects and carpeted floor, with wallpaper to one wall.

Family Bathroom

Superbly fitted new contemporary suite comprising low-level WC, free-standing bath with wall-mounted tap, wash hand basin with storage drawers below and





corner shower cubicle with thermostatic mixer and hand-held and rainfall shower head attachments. Attractive grey tiling to all wet areas and to half height for the remainder. Alcove to one side with fitted shelving. Window to one side, ceiling light and wall-mounted light above sink. Vertical column radiator and tile-effect laminate flooring.

Front Garden

Accessed via a wrought iron gate with tarmac pathway leading to front door, where right of way is also granted to a neighbouring property across the path. Delightful mature front garden with superb views over to the church, electrical socket to side and a good range of mature bushes and plants with gravel path extending over to the front having iron railings and brick pillared walls. To one end is a private gravelled area ideal for al fresco dining and relaxing, with timber gazebo and seating area.

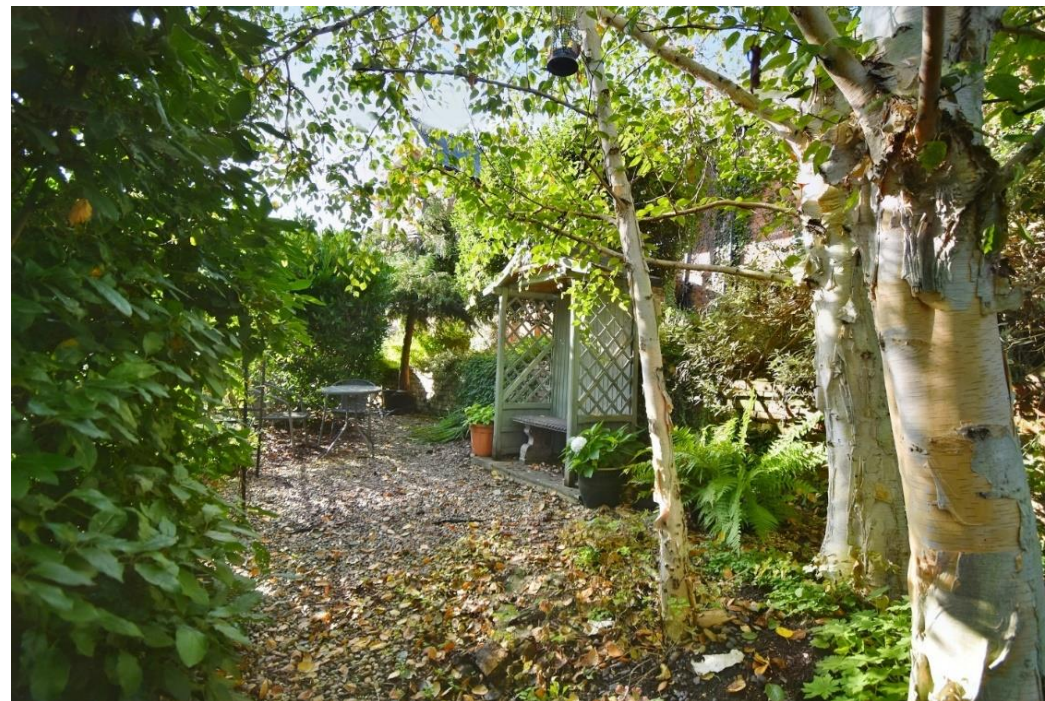


St. Michaels Entrance Garden

Accessed via St. Michael's Road, a further wrought iron gate with brick boundary walls leading to concrete steps up to a delightful patio with riven stone paving, bin storage area, outside tap and electrical socket. Planted low-maintenance area alongside the property with further steps leading up to the rear porch providing cover and shelter with lighting and tiled floor leading to door.

Courtyard

A very private space having paving throughout with walled boundaries, outside tap and lighting. Ideal private space to relax in with storage room to one side accessed via a timber door. Further gate whereby right of way is granted across a neighbour's garden, giving access back to the front of 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.

Viewing

Strictly by prior appointment through the selling agent.

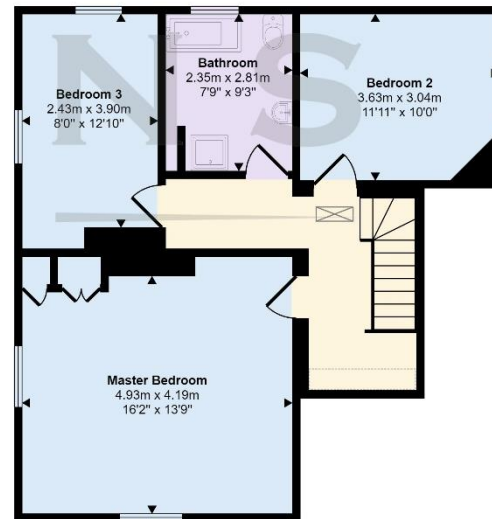
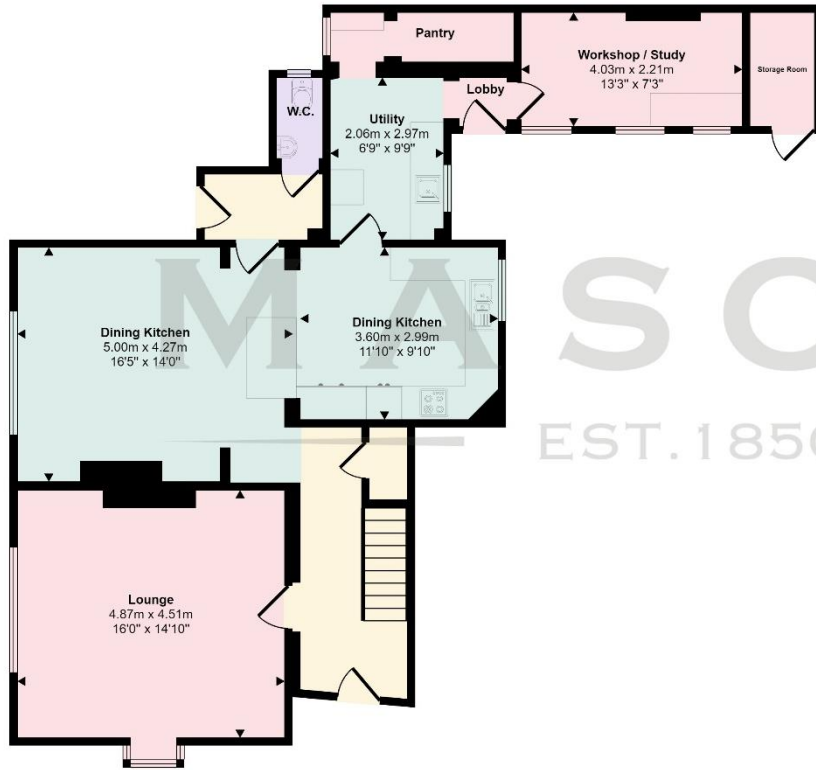
General Information

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 B.



FLOORPLANS AND EPC GRAPH

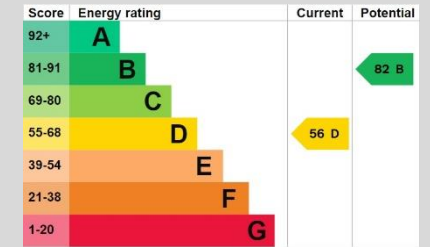
Approx Gross Internal Area
160 sq m / 1720 sq ft



Ground Floor
Approx 95 sq m / 1026 sq ft

Denotes head height below 1.5m

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.



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