



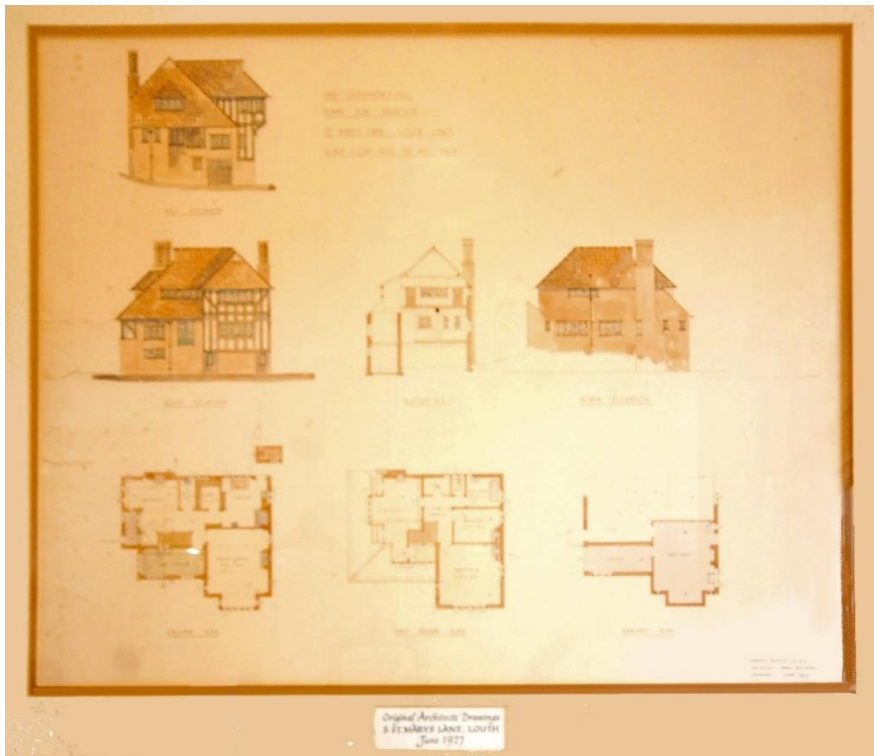
5 ST. MARY'S LANE
LOUTH LN11 0DU

MASONS

EST. 1850

5, ST. MARY'S LANE, LOUTH, LINCOLNSHIRE LN1 1 ODU

Superbly positioned in the prime Conservation Area of Louth with a large, sunny garden, this handsome Tudor style family house has been modernised internally within the last ten years to a high specification whilst retaining the character and charm shown on the architect's original drawings of 1927. The spacious and versatile accommodation includes 4 bedrooms each with ensuite shower room, dressing room/bedroom 5, family bathroom, 3 reception rooms and a large, fitted living/dining-kitchen, the ground floor providing potential for annexe occupation or teenage quarters. A double garage block with workshop/store equipped for dog grooming stands at the foot of the garden with conversion potential (STP) to create an annexe or holiday letting unit.



ABOUT 5 ST. MARY'S LANE

This iconic Louth home was designed in the late 1920's in classic Tudor style and largely retains the external elevations which have graced St. Mary's Lane since then. In recent years the property has been radically improved to a high specification internally and a new garage block has been built at the foot of the large garden in a mature tree-lined setting. An original greenhouse has also been re-instated and used primarily as a conservatory with a south-easterly aspect onto a private and sheltered, walled courtyard.

A detailed account of the accommodation follows, but the highlights are the re-fitted living and dining-kitchen some 9.7m in length, four bedrooms all having ensuite contemporary shower rooms and an equally modern family bathroom, oak floors, doors, skirtings and architraves, exposed beams, a home network system with combined TV and ethernet sockets to principal rooms from a distribution box and TP Link switch, and a central heating system with pressurized hot water to include underfloor digitally controlled heating to the ground floor rooms.

The property has rustic brick faced external walls which are part-rendered, partial double-glazing with windows having distinctive diamond-lattice panes and a main pitched and hipped roof covered in clay pantiles. The central heating system is gas fired and most of the rooms now have efficient LED downlighter spotlights.

The interior is interesting and unusual, arranged on three floors and designed for versatility, particularly appealing in current times, the ground floor lending itself to accommodation for an elderly relative to be close by but largely independent. Alternatively, a modern family may like the master and guest bedroom suites on the second floor whilst the ensuite ground floor bedrooms, kitchenette and family room allow teenagers to enjoy their own space.





The first floor living accommodation enjoys an elevated feel overall and the many windows command some lovely views over this mature tree-lined and sought-after area of Louth. The lounge and summer sitting room or study with sunny balcony, all enjoy the sun and an enviable view across the large garden with glimpses of St James' church spire through the trees, becoming more apparent during the winter months.

The gardens are a delightful feature of this property, gently sloping down to the south-east, and culminating in the garage block, built and clad in timber externally to blend into its setting with a pitched slate roof.



This building also has potential for annexe or holiday let conversion (STP) but presently provides a traditional double garage with low "catslide" roof to the rear and useful attic storage over, a workshop/store presently fitted out for dog-grooming, and a lean-to log store.

The private lane on the west side of the property provides a scenic, tree-lined approach to the parking area by the main entrance and to the forecourt parking and turning area in front of the garage block. This lane also leads down to the Louth lawn tennis and bowls club, established in 1881 to the rear of the popular Wheatsheaf Inn on Westgate – the tennis courts have now been upgraded to all weather surfaces.

At ground level, the house is concealed from St. Mary's Lane by a high front brick boundary wall with a heavy arched pedestrian door into the courtyard where the greenhouse/conservatory faces south-east together with a useful garden store adjacent. The garden is a splendid feature of the house, of excellent size for a family or keen gardener and well orientated for the sun. The balcony from the first floor sitting room/study doubles as a canopy over a patio base perfect as at present for a hot tub (which can be acquired by negotiation if required.)

To conclude, this is a special property and a glance at the location details below will confirm that the position and setting are equally impressive.

LOCATION



The house stands in a prime residential area of Louth just a short walk through the nearby peaceful grounds of former St. Mary's church and across the bridge over the River Lud to St James Church on the edge of the town centre. Beaumont's deli' and café can be found before reaching the church and is very local to the house. St James has a magnificent church spire reputedly the tallest of any parish in the country.

The property is also a comfortable walk from the parks in Westgate Fields and Hubbards Hills on the western outskirts. The conservation area boasts some handsome Georgian and Victorian buildings, and the west side of Louth has been held in high esteem for many years.

Louth has three busy markets each week, many individual shops, highly regarded primary schools and academies including the King Edward VI Grammar. There is a wide choice of inns, cafes, bars and restaurants for relaxation. Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and club, golf club and bowls. There is a thriving theatre and a cinema. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west. The east coast is about 10 miles away at its nearest point while the area around Louth has many fine country walks and bridleways. Known as the Capital of the Lincolnshire Wolds, the town is on the eastern fringe of the area of outstanding natural beauty.

ACCOMMODATION

Accommodation

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

The main entrance into the property is at first floor level and approached over an external walled brick flight of steps with handrails leading up to a clay pantiled canopy porch which projects from the main roof on timber pillars with an outside lantern. An oak arched, panelled front door with heavy wrought iron latch and hinges opens into the:

Entrance Lobby

With radiator, LED ceiling spotlight and oak flooring extending through the oak three-panel door into the:

Open Plan Living and Dining Kitchen

A superb living area of generous proportions extending in total from front to rear of the house with nine windows having diamond lattice leaded panes. At the side, the staircase with oak pillared balustrade and turning kite-winder steps leads up to the first floor and down to the ground floor.

The living area has a recessed fireplace with a cast iron, multi-fuel stove inset, a projecting slate hearth and a heavy wall-mounted oak mantel





beam. There are two radiators in this area whilst the dining area is central within the room providing ample space for table and chairs. The windows provide views to the west and across the courtyard towards the conservatory.

The breakfast kitchen has a range of units in grey-green tones and comprising base units with ornamental handles in a U-shaped configuration, together with an island unit and wall cabinets. There are base cupboards, drawers with drop handles, oak block work surfaces extending to form a breakfast bar at one side and an inset white Belfast sink with chrome lever mixer tap.

The island work surface is finished in matt white, moulded to form a second sink unit with an arched chrome lever tap. To the side is a Rangemaster Excess black range cooker with five induction rings, side-by-side ovens with glazed doors, grill and warming cabinet. Above are two wide store cupboard units with inset central cooker hood and downlighter spotlights.

Tall, shelved cupboard unit adjacent, Bosch integrated dishwasher to the island and further tall, shelved cupboard unit facing the dining area. Radiator, ceramic-tiled, limestone-effect flooring, beam to the ceiling and twin dimmer switch. The whole room has multiple LED ceiling downlighters, three pendant lights and two mains-powered smoke alarms. Oak three-panel doors lead off to the lounge and the:

Rear Lobby/Utility Room

With ceramic-tiled floor extending through from the kitchen area and a part-glazed (double-glazed) composite door opening onto a second external staircase which leads down to the courtyard. Tall, shelved cupboard unit complementing those of the kitchen, Samsung American style refrigerator/freezer with ice and drinks dispenser. Window to the side elevation, LED ceiling downlighters, radiator and coat hooks to wall plaque. Oak three-panel door to the:





Cloakroom/WC

With ceramic-tiled floor extending through from the lobby and a white suite of square design by Roca comprising a dual-flush, low-level WC and vanity wash hand basin with square design lever pillar tap and dark gloss grey double drawer beneath.

Double-glazed front window with roller blind and chrome ladder-style radiator/towel rail. Sloping ceiling with two LED spotlights inset and light-operated extractor fan.

Lounge

An attractive and individual reception room with a feature brick and tiled Claygate style fireplace, arched with plinths around an open grate with a curved, brick-lined hearth and a massive oak mantel beam over. There is a wide south walk-in bay window overlooking the garden, together with two windows on the east side presenting views towards the tree-lined grounds of the former St. Mary's church.

There is also a small window to the opposite side elevation, and all have diamond lattice leaded lights and roller blinds. Two radiators, oak flooring, three beams to the ceiling, smoke alarm and LED ceiling downlighters with multiple stainless steel switches and dimmer controls. Stainless steel sockets including TV/ethernet socket and speaker sockets, for a surround sound system. Doorway over a raised hardwood step and three-panel oak door into the:

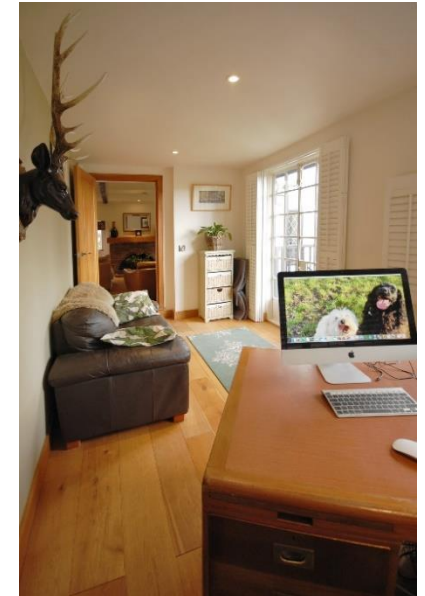


Study/Summer Sitting Room

A bright, south-east facing room with oak flooring, LED ceiling downlighters on dimmer switch, radiator and diamond lattice windows to the south and west sides. Multi-pane French doors on the south side opening onto the balcony and the windows and French doors have plantation shutters fitted.

Balcony

With a flagstone floor surface, metal balustrade in black to the side and rear and slatted privacy screen to the west side. Two wall lanterns and amazing views across the mature gardens between St. Mary's Lane and Westgate.





First Floor

Landing

With oak pillared balustrade extending from the staircase to form a gallery at the side and a deep display alcove by the stairs with south window, oak base and LED uplighter spotlights. Oak three-panel doors lead off to the bedrooms and the family bathroom. Radiator, LED ceiling downlighters and trap access to the upper roof void.

Master Bedroom

A spacious double bedroom with a wide south window and further window to each side elevation, all with diamond lattice window pane and roller blinds. Part-sloping ceiling with LED downlighters and a pendant light on double dimmer switch. Radiator, wall-mounted TV/ethernet point and socket for a wall-mounted TV. Oak three-panel doors to the **Ensuite Dressing Room** and ensuite shower room 1. The dressing room has a long, fitted clothes hanging rail and rows of shelving, together with tall wall mirror, radiator and three LED ceiling spotlights.

En Suite Shower Room 1

With a white suite and travertine part and fully tiled walls with a decorative mosaic tiled border and matching travertine tiled floor. Roca dual flush, low-level WC and wide rectangular suspended vanity wash hand basin with arched lever mixer tap and woodgrain-effect double drawer under. Matching suspended tall wall cupboard unit and wall mirror with light above the wash basin. Tiled

and glazed shower cubicle with thermostatic mixer unit, circular drench head and handset on rail. Side diamond lattice window with roller blind and tiled sill. Chrome ladder style radiator/towel rail, LED ceiling downlighters to part-sloping ceiling and extractor fan.

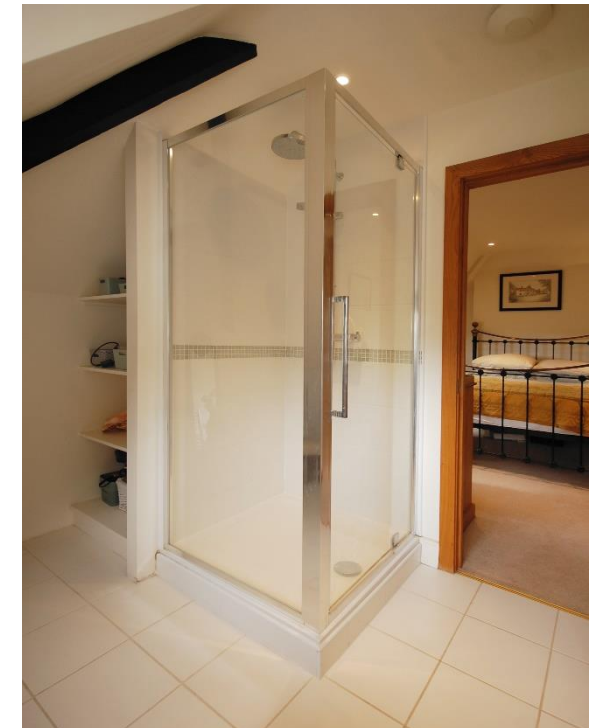
Bedroom 2

An attractive double bedroom with deep part-sloping ceiling and a west dormer window, together with window to the front elevation, each having diamond lattice panes and folding blinds. Four LED ceiling downlighters, radiator, TV and ethernet socket with power for a wall-mounted TV and oak three-panel door to the:

En Suite Shower Room 2

A bright and airy room with south diamond lattice window facing the garden and presenting far-reaching views towards Westgate. White Roca suite of low-level, dual-flush WC and vanity wash hand basin with mixer tap and three light-coloured woodgrain-effect drawers under.

Ceramic-tiled and glazed shower cubicle with mosaic border tiles, thermostatic shower mixer unit with circular drench head and handset on chrome rail. Deep, part-sloping ceiling with hip beam exposed, ceramic-tiled floor and part-tiled walls in white with glass mosaic tiled border. Alcove with shelving by the shower, extractor fan and LED ceiling downlighters.





Bedroom 5/Dressing Room

Currently fitted with a range of built-in furniture in matt duck egg blue comprising single and double wardrobes with clothes rails and shelving and a dressing table with four drawers adjacent. Front window and combined TV and ethernet socket with power for a wall-mounted TV. Front and rear diamond lattice window with folding blinds, radiator and four floating wall shelves. Part-sloping ceiling with LED downlighter spotlights on dimmer switch.

Family Bathroom

Fitted with a white suite and having a ceramic-tiled floor and part ceramic-tiled walls with a mosaic tiled border. Roca suite comprising low-level, dual-flush WC and a suspended vanity wash hand basin with chrome mixer tap and woodgrain-effect double drawers under. Curved, corner panelled bath with moulded seat and shower fittings to the modern arched mixer tap. Mirror with light over the wash hand basin, part-sloping ceiling with LED downlighters and extractor fan. Diamond lattice window with blind to the front elevation. Chrome ladder style radiator/towel rail.



Ground Floor

Hallway

With steps down from the living/dining kitchen as previously described and having an oak floor, LED downlighters on dimmer switch and mains smoke alarm. Oak three-panel doors lead off to the rooms and an understairs store cupboard of good size. Digital underfloor heating control.

Family Room

A spacious and versatile room with an oak floor, two windows on the east side and rear double-glazed French doors on the south



side, opening onto the patio and main garden. Illuminated alcove with display shelving, LED ceiling downlighters and three dimmer switches. Underfloor digital heating control. TV and ethernet socket.

Kitchenette

Fitted with a range of units having cream gloss facings and long metal handles. There are base and wall cupboard units, woodgrain-effect work surfaces with Metro style ceramic-tiled splashbacks, a single drainer, stainless steel sink unit and two tall cupboard units flanking a lime green Smeg fridge/freezer with high-level cupboard over. Oak flooring, LED downlighters and recess with plumbing for washing machine. Deep alcove with south window and oak three-panel door to the:

Laundry Room/Store

A useful room with double door access from the parking area on the west side of the house. Frosted south window with diamond lattice pane, limestone style ceramic-tiled flooring and digital control for the underfloor heating. Baxi gas-fired central heating boiler with expansion vessel, two chrome ladder-style radiators, two circular ceiling fluorescent lights and oak double doors to a large airing cupboard. This houses the Center Store insulated, large-capacity hot water storage tank with expansion vessels, manifolds for the underfloor heating areas, central heating programmer, consumer unit with MCBs, distribution sockets for the ethernet system and a TP Link switch.



Bedroom 3

A good size double bedroom with built-in furniture having a pale blue textured finish and comprising two double and two single wardrobes with clothes rails and shelving, together with centre display shelf unit; separate dressing table with four drawers and base cupboard.

Combined TV and ethernet socket with power for wall-mounted TV. Ceiling beam, oak floor, five LED downlighters and window on the front elevation. Digital underfloor heating control. Oak three-panel door to the:

En Suite Shower Room

With a white suite, ceramic-tiled floor and ceramic-tiled walls with mosaic border. Roca low-level, dual-flush WC and wide, rectangular suspended vanity wash basin with arched chrome lever tap and double drawers with light woodgrain-effect facings under. Wide ceramic-tiled and glazed shower cubicle with thermostatic mixer unit, circular drench head and handset on wall rail. LED spotlights, extractor fan and chrome ladder style radiator/towel rail. Wall mirror over the wash basin with light and shaver socket to the side. Corner tiled plinth.



Bedroom 4

A single bedroom of unusual shape with built-in furniture having light green facings and a textured finish. These comprise two double wardrobes with clothes rails and shelving and a dressing table adjacent with four drawers. Oak floor, ceiling LED downlighters on dimmer switch, front window and digital control for underfloor heating.

En Suite Shower Room

Fitted with a white suite and having ceramic-tiled walls and floor in travertine style with a decorative mosaic patterned border. The Roca suite comprises a low-level, dual-flush WC and a pedestal wash hand basin with square design chrome lever mixer tap. Wide tiled and glazed shower cubicle with a thermostatic shower mixer unit and handset on wall rail. Wall mirror with light above, ceiling extractor fan, chrome ladder style radiator/towel rail and LED downlighter spotlights.



OUTBUILDINGS

Detached Garage Block

An attractive modern structure constructed at the foot of the main garden with access from a tarmac paved driveway and turning area which provides ample parking space whilst also giving access to the:

Double Garage

Entered through a pair of wood panelled double doors with wide galvanised strap hinges, there is a centre pillar, plastered ceiling, two strip lights, power points and a work bench. The main roof forms a low, sloping ceiling to the rear of the garage and there are timber open-sided steps leading up to the:

Garage Attic

A useful floor-boarded area for storage with boarded roof slopes and strip light.

Connecting door from the double garage into the:

Workshop-Store/Dog Grooming Room

With potential for a variety of uses, the room has been equipped for dog grooming with a ceramic-tiled, limestone style floor, uPVC white panelled walls internally, a diffused strip light and a dog shower with mixer handset and electric Santon Aquaheat water heater over. There is an electric digital wall heater, floating shelf and there are ample power points. Double door front access.





Conservatory

An attractive entertaining space constructed against the front tall brick boundary wall with a south-facing aspect and having timber-framed windows to two sides, French doors onto the walled courtyard and a high mono-pitched polycarbonate roof. There is a mock fireplace with brick pillars to each side, power points, steel posts supporting the roof purlin beam and brick base walls. The upper roof section incorporates a large opening skylight panel.

Brick and Pantiled Garden Store

A useful room ideal for storing garden furniture and equipment with an open roof structure internally, which has been re-covered with tiles underdrawn with felt. Strip light and internal windows to the conservatory adjacent. Separate electricity consumer unit and power points.

Timber Summer House and a timber and clay-pan tiled **Garden Arbour**. **Lean-to Log Store** by the garage

Further open-fronted **Log Store** and solid built **Fuel Store**.



THE GROUNDS

The property is positioned on a large plot with impressive, mature gardens mainly positioned on the south side of the house. There are three ways of entering the property – the main entrance to the house on the west side and the entrance to the driveway and garage forecourt are via the private tarmac lane with wide grass verges and ornamental trees, leading gently down to the south from St. Mary's Lane. There is also the heavy screen door previously described into the courtyard at the front of the house.

Immediately to the rear of the house there is a wide flagstone patio shaped to gravelled rockery beds and shrubbery with steps down onto a shaped gravelled path sweeping to the main lawn and passing a stone lined ornamental pond. The patio extends beneath the balcony forming a base with fittings for hot tub as at present to include two wall mounted patio heaters.

The lawn is enclosed by established hedgerows, brick walls and fencing, with shrubbery borders and superb trees including a large acer and silver birch. Paving slabs set into the lawn wind down to the summer house on the left which has a flagstone patio for afternoon and evening sun and a carved tree trunk with plinths for pot plants. A stone crazy-paved pathway adjacent leads to the wrought iron gate and fencing over brick walls, separating the garden from the parking area and







driveway entrance. The latter provides space to park a number of cars whilst also giving access to the garage block and there are mature trees surrounding this area with space for storage beyond the building. There are two wall lanterns by the garage doors, and by the house there are wall lanterns adjoining the French doors and a spotlight to the balcony.

By the west entrance there is a wide gravelled parking bay between the variegated trees on the lane with brick walls and fencing, a wide screen door into the main garden and a second screen door set into the wall at the front, into the courtyard. Wall lantern by the brick walled steps and handrail to the entrance porch above. This area is ideal for unloading shopping, furniture etc into the house through the laundry room double doors.

The courtyard at the front of the property with greenhouse/conservatory and garden store, forms an ideal entertaining area with space for garden and patio furniture – all taking advantage of afternoon and evening sun. The courtyard is flagstone paved with brick lined and walled slate beds and shrubberies and steps up to a pathway leading to the rear pedestrian screen door set into the high brick front wall. Overall, a private and sheltered area with wall lantern and dusk to dawn light sensors together with an outside water tap.

A pathway leads under the second flight of steps up to the utility room outside door, passing the second log store and fuel store beneath, before continuing round the house to the main garden.

Directions

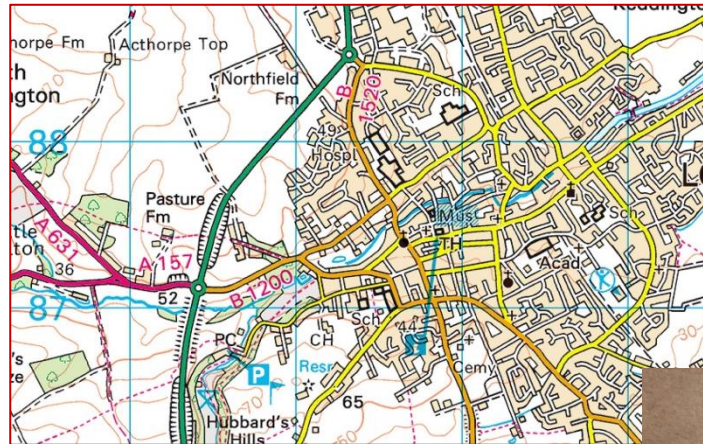
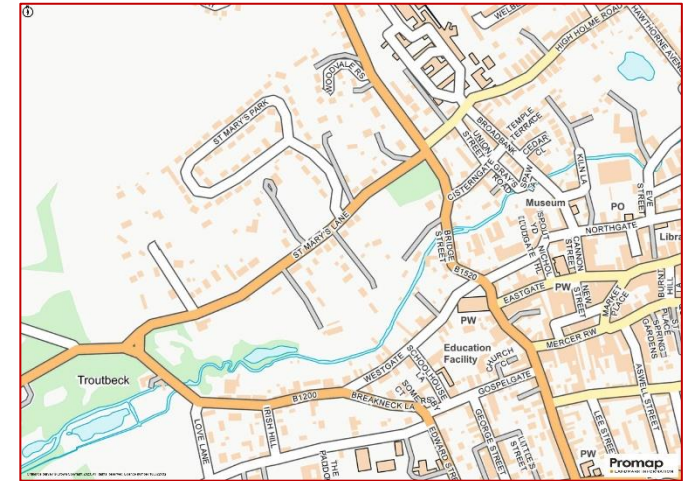
From St. James' church proceed north along Bridge Street and after the bridge take the first left turn along St. Mary's Lane. Continue for a short distance until the property is found on the left and take the lane adjacent which leads to the parking area and garage forecourt.

Viewing

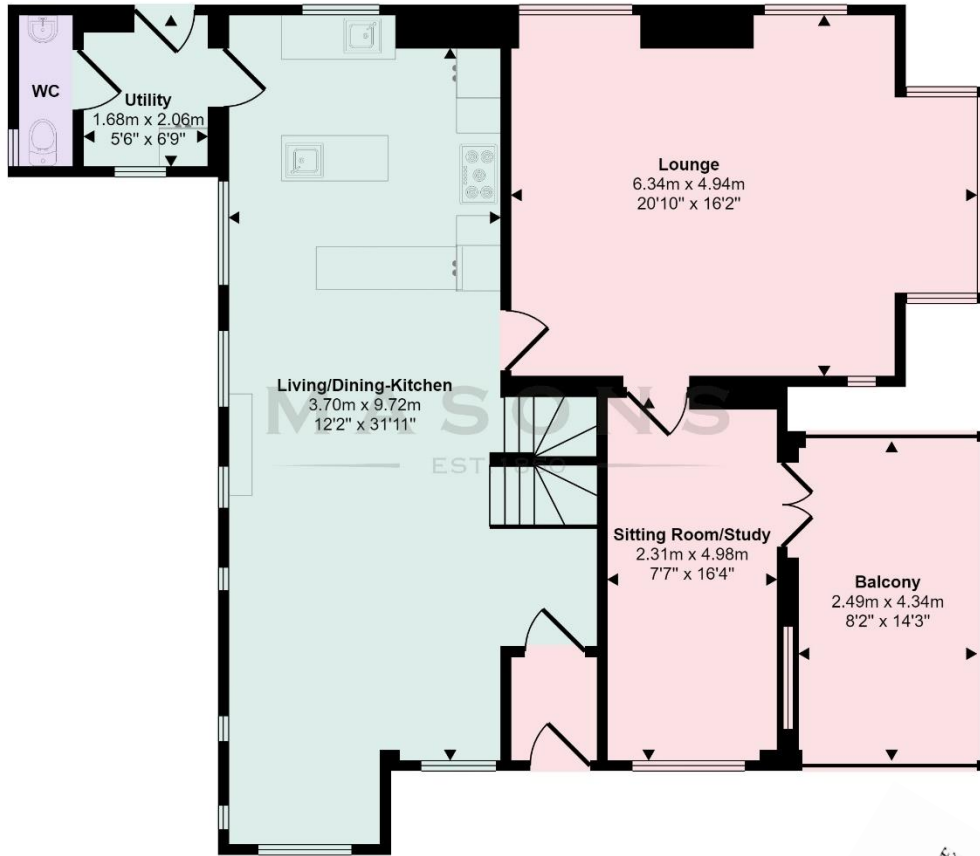
Strictly by prior appointment through the selling agent.

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 mains drainage via a pumped system but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band F.



FLOORPLANS FIRST/SECOND FLOORS & EPC GRAPH

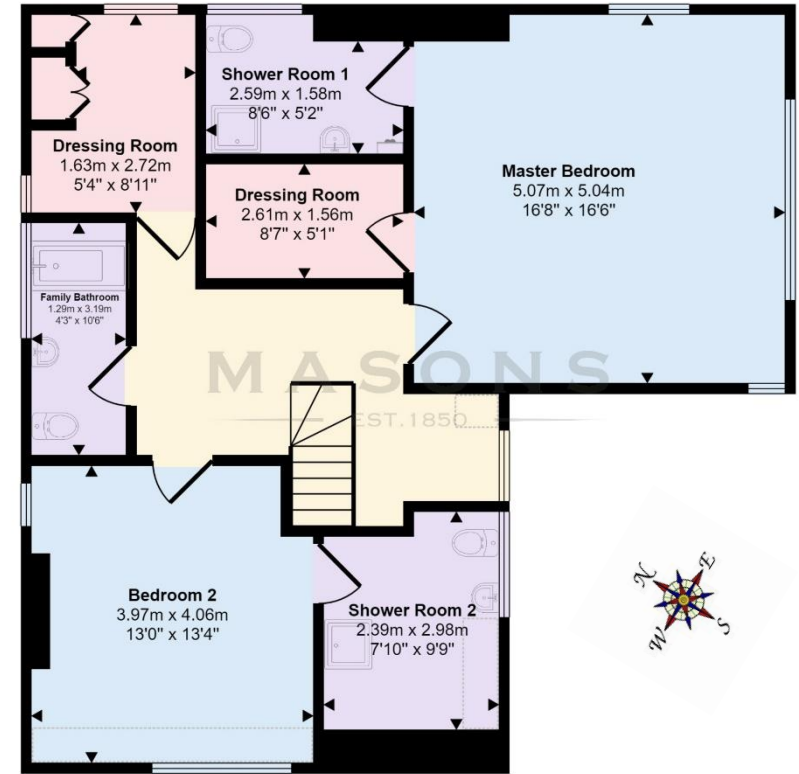


First Floor

Approx 95 sq m / 1028 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.



Second Floor

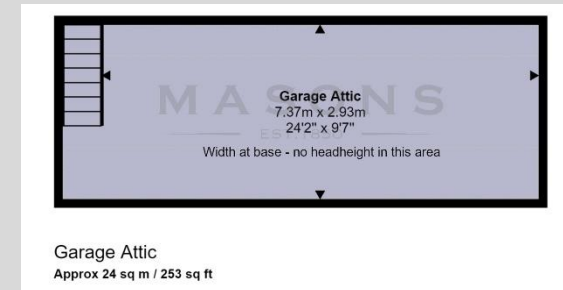
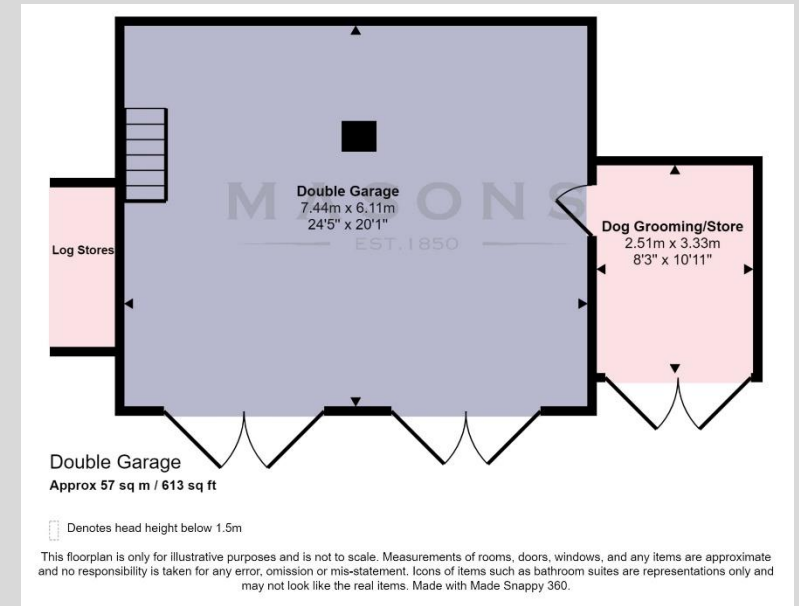
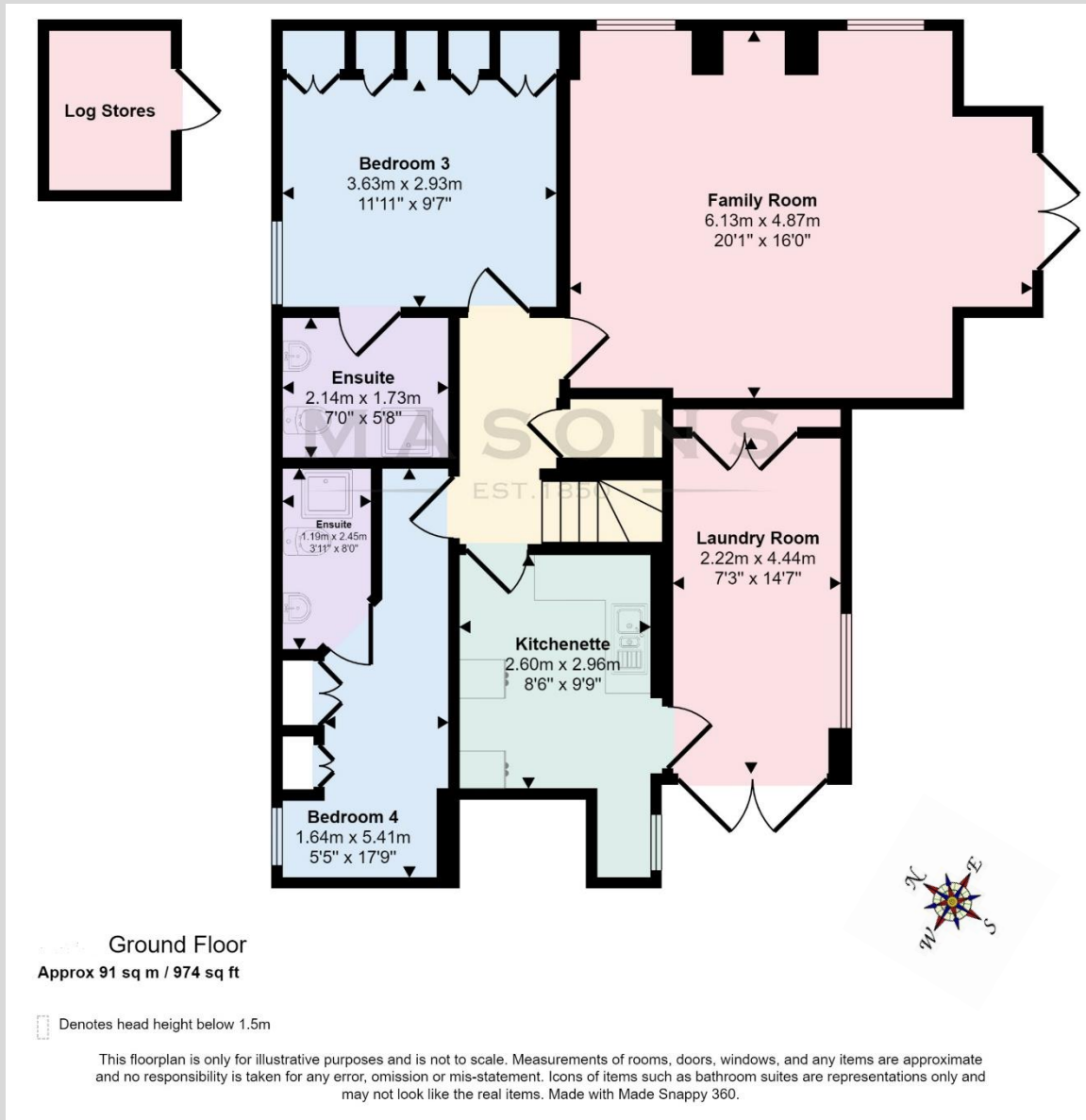
Approx 85 sq m / 920 sq ft

Denotes head height below 1.5m

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOORPLANS GROUND FLOOR AND OUTBUILDINGS





MASONS

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