



5 GEORGE STREET  
LOUTH LN11 9JU

Masons  
EST. 1850



# EASTHOLME, 5 GEORGE STREET, LOUTH, LINCOLNSHIRE LN1 1 9JU

Seldom does an opportunity arise to acquire a substantial detached Period house in sought-after George Street within the west conservation area of Louth, close to the town centre and just a short walk from the King Edward VI Grammar School/Academy and scenic parks. With parking for up to five cars, the house has four/five-bedroom spacious accommodation in need of modernisation and is for sale with NO CHAIN.









## ABOUT 5 GEORGE STREET .....

Dating back to mid-Victorian times, this surprisingly large, detached family house is superbly located just a short level walk from the town centre in the very sought-after west conservation area of Louth. To the west of the property, the King Edward VI Grammar School/Academy is equally close by and a little further along Crowtree Lane is the scenic parkland of Westgate Fields leading onto Hubbard's Hills which was donated to the town in the early 1900s.

The house is substantially built with brick walls and mainly original sash windows incorporating a two-storey bay to the front elevation which commands fine views of the church spire to the north and to the top of George Street on the south side. The roof was stripped, felted and re-covered in reclaimed natural slate in the 1980s and heating is by a gas-fired central heating system. In addition, there is a gas-fired Aga cooking range in the breakfast kitchen.

The rooms are elegant and beautifully proportioned, the hallway featuring a tessellated floor and staircase leading up to a split-level front and rear landing. The two rear bedrooms lend themselves to the creation of a master ensuite with bathroom and dressing room, or the present layout provides an occasional fifth bedroom, through which the rear bedroom is presently accessed.

There are currently two bathrooms located one to the ground floor and one with separate WC on the first floor.

The two reception rooms are deceptively large and bright with tall ceilings and the spacious breakfast kitchen leads through to a utility room, boot room/lobby, the ground floor bathroom and the original pantry and fuel store. A modernisation scheme might combine the utility room and kitchen to create an even bigger dining/living kitchen subject to any necessary consents.

The rear garden is walled and orientated to take advantage of the sun, particularly during the afternoon and evening. From Edward Street, vehicular and pedestrian access leads over an unadopted lane to the valuable block-paved parking area with tall double wrought iron gates opening onto an inner driveway which provides additional secure parking.

A more detailed account of the accommodation is provided below.



# ACCOMMODATION

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

## Ground Floor

### Main Entrance

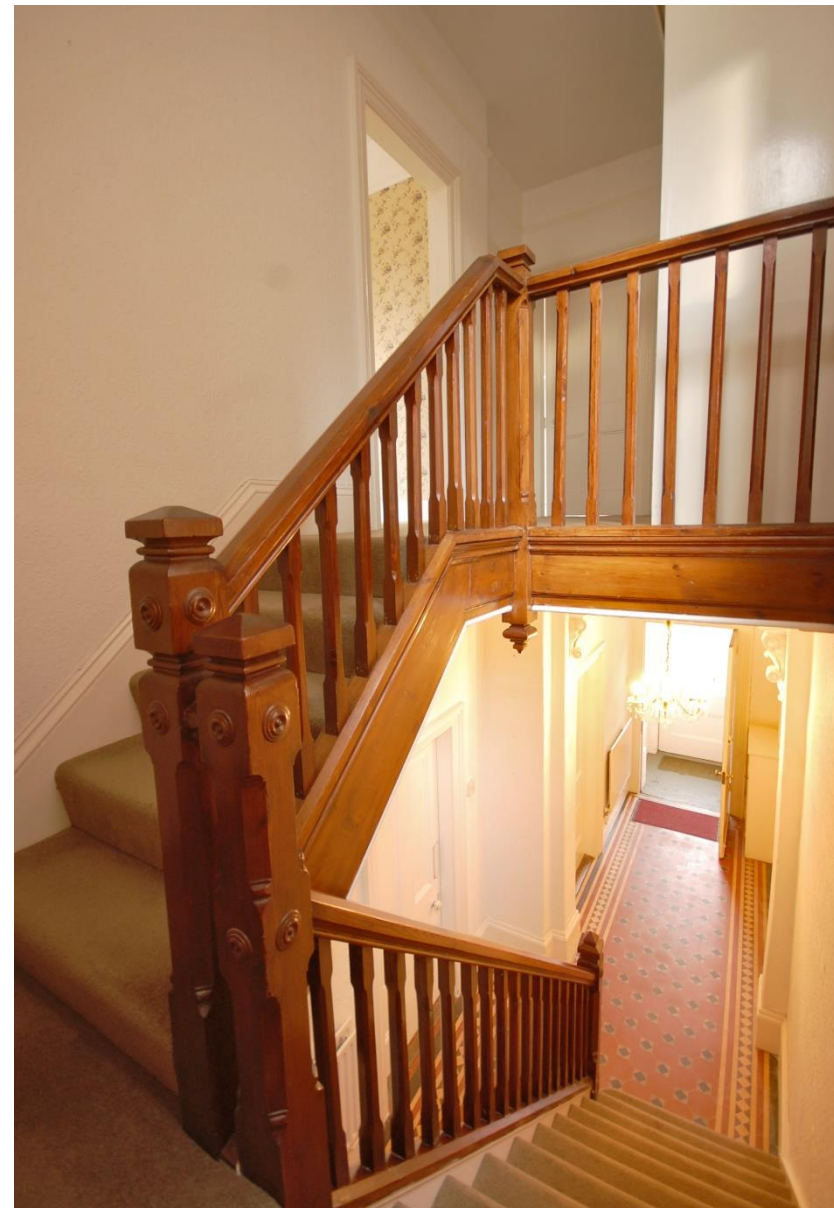
At the front of the property with a wide part-glazed front door having decorative double panes, glazed fanlight and a stone lintel above, within which the name of the property is carved.

### Entrance Porch

With mat-well, whitewashed brick walls, two shelves to one side and a key safe. At low level is the gas meter. Internal three-panel door with glazed fanlight to the:

### Entrance Hall

A spacious reception area with original tessellated floor having mat-well, double doors to a base cupboard housing the electricity meter and fuse box, double radiator and wide staircase with pitch pine, pillared balustrade and shaped newel posts to the first floor. Pine moulded skirting boards, decorative coving to the ceiling and a square archway between the reception and inner halls with scrolled brackets and a chandelier. Moulded four-panel doors painted white in wide moulded architraves to the reception rooms and kitchen.







### Lounge

A spacious and elegant living room positioned at the front of the house with a large walk-in sash bay window providing views towards the church spire on one side and along George Street to the south. Brick fireplace with raised quarry-tiled hearth, oak beam mantel and an inset log-effect gas fire. Double radiator, high coved ceiling, moulded picture rail, five-branch chandelier and high moulded skirting boards. The bay window sashes have moulded frames and moulded panelling beneath.



## Dining Room

Another impressive reception room also having a high ceiling with moulded coving and picture rail, high skirting boards, double radiator and a large multi-pane rear sash window from low level, presenting views across the courtyard and walled garden beyond. Cast iron and ceramic-tiled fireplace set into a finely moulded timber surround with granite hearth and a Gazco radiant and convector flame-effect fire.







### Dining Kitchen

An excellent size with a range of units having hardwood style facings and comprising base cupboard units, drawer unit with deep pan drawer, tall and wide pull-out larder rack, range of wall cupboard units, timber-lined, ceramic-tiled work surfaces and splashbacks, together with a double bowl, single drainer stainless steel sink unit with mixer tap and hose. Two further drawer units with deep pan drawers and open shelf unit and wall cabinet over. Gas-fired cream and black enamelled Aga cooking range with back boiler. Separate Ideal Mexico gas-fired central heating boiler. Base cupboard and drawer units on each side of a space with gas point for a cooker. Casement window to the side elevation and multi-pane glazed door to outside. Radiator, two strip lights, (one of LED type) and wall-mounted central heating programmer adjacent to the Aga. Four-panel door to the:





### Utility Room

An excellent size with a double base cupboard having stainless steel sink unit inset, casement window on the side elevation and ceramic tiling to the walls from skirting to ceiling. Space with plumbing for washing machine, double radiator and high-level electricity fuse box. White four-panel door to the ground floor bathroom and painted ledged door to the rear lobby.



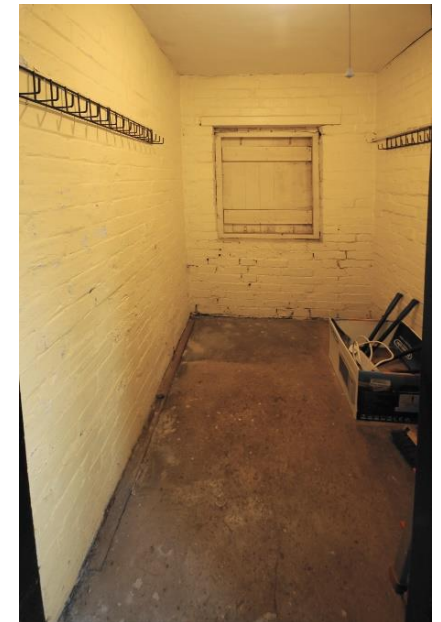
### Ground Floor Bathroom

White suite comprising an easy access panelled bath with an Aqualisa Opto thermostatic shower mixer unit having handset on rail over and two wall grips, together with a fold-away seat. Low-level WC and pedestal wash hand basin with wall mirror above. Ceramic-tiled walls in contrasting colours with a decorative border. Shaver socket, combined heat/light to the ceiling, radiator and side casement window in a ceramic-tiled reveal. Wall-mounted electric fan heater and internal high-level window to the rear lobby.



### L-Shaped Lobby

A useful boot room with a wall-mounted double power-breaker socket for garden appliances, two high-level wall shelves, electric light and part-glazed door to outside. Latch door with gauze panel to the:



### Pantry

As original with brick-built cold slab, a timber work surface, high-level shelves, meat hooks to the ceiling and a multi-pane rear sash window. Electric light and a vice indicating that this room has been used as a small workshop in the past.



### Coal/Fuel Store

With light, ledged door and hatch from outside.





**First Floor:** The staircase leads up to a main front upper landing via two quarter landings, the higher of which has two steps up to a lower rear landing.

**The Upper Landing** has a useful built-in range of two double wardrobes with clothes hanging rail and shelf. Four-branch chandelier, multi-pane sash window on the side elevation and small high-level rear window with etched pane. Trap access to the roof void and moulded picture rail. White moulded four-panel doors lead to bedrooms 1, 2 and 5.





**Bedroom 1 (front)**

A large double bedroom with an exceptional, wide walk-in bay sash window to the front elevation – from which there is a splendid view of St. James’ church spire and on the south side all the way to the top of George Street. The bedroom has a moulded picture rail, double radiator and a three-branch chandelier.

**Bedroom 2 (centre)**

Another very good size double bedroom with double radiator, moulded picture rail, three branch light and a rear multi-pane sash window providing some lovely views across the gardens to the rear of George Street towards mature trees beyond.

**Bedroom 5 (front)**

A single bedroom with moulded picture rail and multi-pane front sash window. Radiator.







### **Lower Rear Landing**

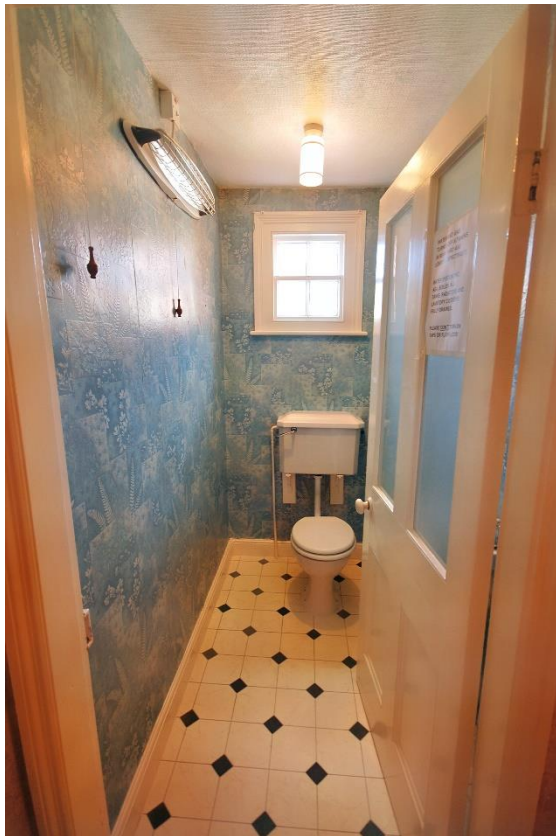
A good size with double doors to the built-in airing cupboard containing a foam-lagged hot water cylinder with an immersion heater operating on a timer; cold water tank above. Part-glazed doors lead off to the first-floor bathroom and separate toilet and there is a white four-panel door leading to bedroom 4.

### **Bathroom**

A good size with an old-fashioned white suite comprising a bracket wash hand basin and a timber-panelled, roll top bath with ceramic tiled walls to three sides and a mirror above the wash basin. Shaver socket and multi-pane sash window to the side elevation. Radiator.

### **Separate Toilet**

With a white suite comprising a low-level WC and a small bracket wash hand basin. Multi-pane sash window to the side elevation and electric infra-red wall heater.





#### Bedroom 4

This room presently gives access to bedroom 3 and is a good size double bedroom with a long radiator and a multi-pane sash window to the side elevation. The room would readily convert into an independent fifth bedroom by construction of a partition wall creating a passageway through to bedroom 3, adding a door and extending the radiator system. There is also an access to the ceiling into the rear wing roof void.

#### Bedroom 3 (rear)

An attractive and spacious double bedroom with part-sloping ceiling, multi-pane sash window to the side and rear elevations, double radiator and an electric night storage heater. The rear window overlooks the walled garden and driveway with views across towards the cottages on Edward Street and the mature trees of the King Edward VI grammar school beyond.





# THE GARDENS AND DRIVEWAY

The property has the valuable benefit of vehicular and pedestrian access across a private unadopted and unmade driveway from Edward Street to the rear of the garden where the lane is partially owned by the house. From here there is car parking space for 2/3 cars within a walled, block-paved courtyard and wide wrought iron double gates opening onto a driveway leading into the garden and providing space for additional parking.

To the rear of the house there is a brick walled garden, perfectly orientated to enjoy afternoon and evening sun with an area of lawn, climbing plants to the walls, flower beds and a paved courtyard area between the rear wing of the house and the side brick boundary wall. This area has a raised flower bed with a retaining dwarf brick wall and there is ample space for the storage of wheelie bins. Access can be gained around the side of the house through a screen doorway from the small garden at the front of the property. The latter is set behind wrought iron railings over a dwarf wall and has raised beds with brick retaining walls, ornamental shrubs and a pathway leading to the main entrance from a wrought iron gate.







### **Directions**

From St. James' Church in the heart of Louth, proceed south along Uppgate for just a short distance and immediately after the zebra crossing, take the right turning along Gospelgate. Turn first left into George Street and the house will then be found after just a few yards on the right-hand side.

### **Location**

The house stands in a prime residential area of Louth just a short walk from the town centre and St James' church which has a magnificent 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.

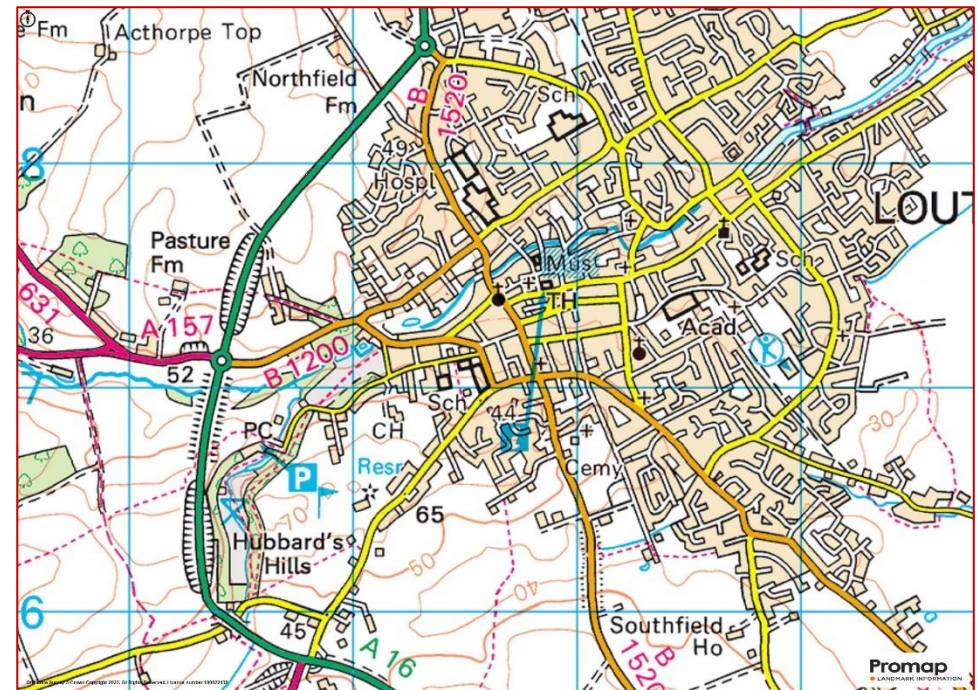


## Viewing

Strictly by prior appointment through the selling agent.

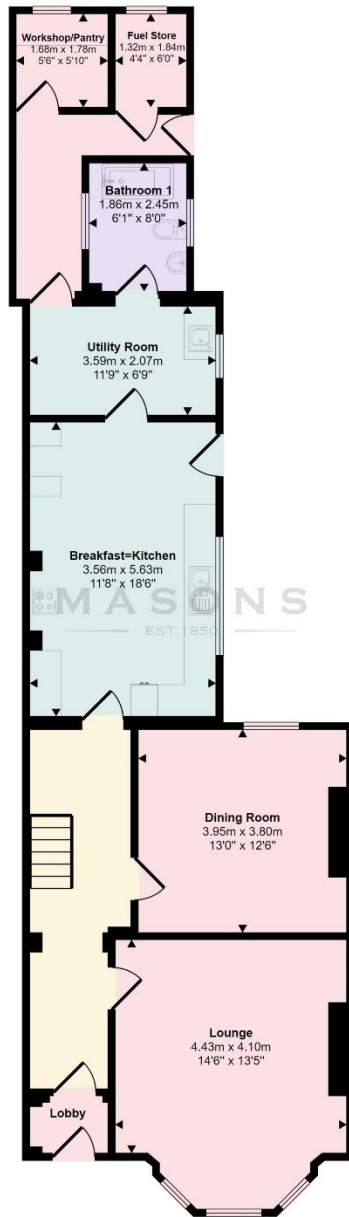
## General Information

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 D.

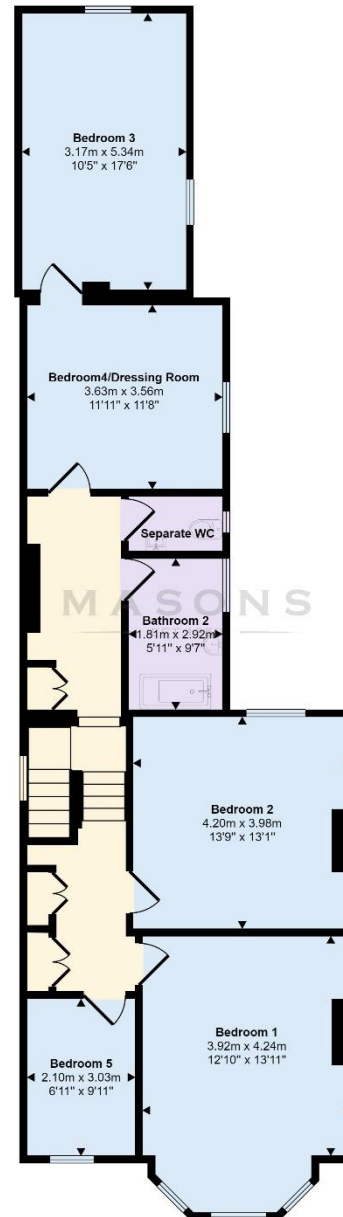




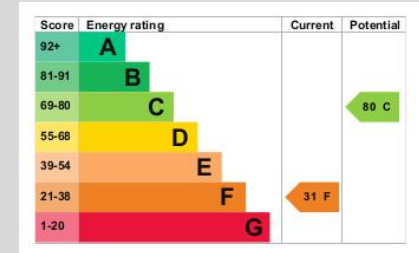
# FLOORPLANS AND EPC GRAPH



Ground Floor  
Approx 98 sq m / 1050 sq ft



First Floor  
Approx 103 sq m / 1107 sq ft



## MASONS

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