



MASON'S
EST. 1850

26 HIGH HOLME ROAD
LOUTH, LN11 0EY

ABOUT 26 HIGH HOLME ROAD...

This late Edwardian semi-detached house has abundant charm and character combined with significant improvements carried out over the years. The original feature staircase leads from an elegant hallway to a split level first floor landing with upper gallery. Sitting room with handsome fireplace, separate dining room and 6.4m long dining-kitchen with modern units and a range cooker. 3 double bedrooms and first floor contemporary shower room. Gas central heating system and uPVC double-glazed windows, good size enclosed south-facing garden, full width patio, brick-built store and modern garden shed. Superb panoramic south views across the town from rear and centre bedrooms.

Directions

From St. James' church travel north along Bridge Street into Grimsby Road and at the crossroads, turn right into High Holme Road. Proceed up the hill to the junction by the hospital entrance and carry straight on. After a short distance, number 26 will be found on the right side.



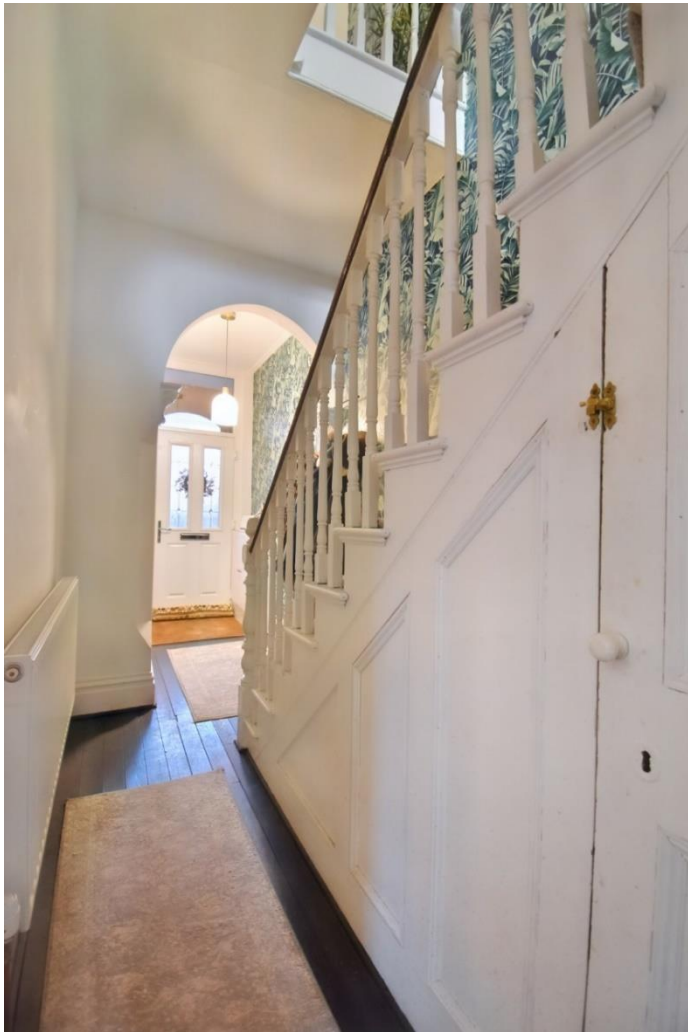
26 HIGH HOLME ROAD, LOUTH, LN1 1 OEY

The Property

The house is believed to date back to 1910 and is of solid brick construction with decorative string courses and ornate corbelling to the front elevation, beneath pitched timber roof structures which are hipped over the main section of the house and these have been stripped, felted, re-battened and re-covered in slate. In 2021 the front elevation windows were replaced with Spire windows Upvc sash units and the units to the side and rear elevations have been replaced prior. Central heating is provided by a gas-fired combination boiler. The property was subjected to a comprehensive improvement scheme to include a fitted dining kitchen, shower room, re-plastering, consumer unit and re-wiring where recommended.

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 Front Entrance

With an ornate brick and stone arched opening into a recessed porch with contrasting red and black quarry tiled floor and a part-glazed (double-glazed) front door with decorative panes and double-glazed fan light over to the:

Entrance Hall

An attractive reception area with a base double cupboard to one side housing the gas and electricity meters and the consumer unit with MCB's. Shaped archway on ornamental brackets in white, coat hooks to wall plaque and pine floorboards. Radiator and staircase with white spindle balustrade and turned newel posts, together with a pitch pine hand rail leading to the first floor. Moulded four-panel door to understairs store cupboard with power supply. Tall 2.83m ceilings in the hall and reception rooms.

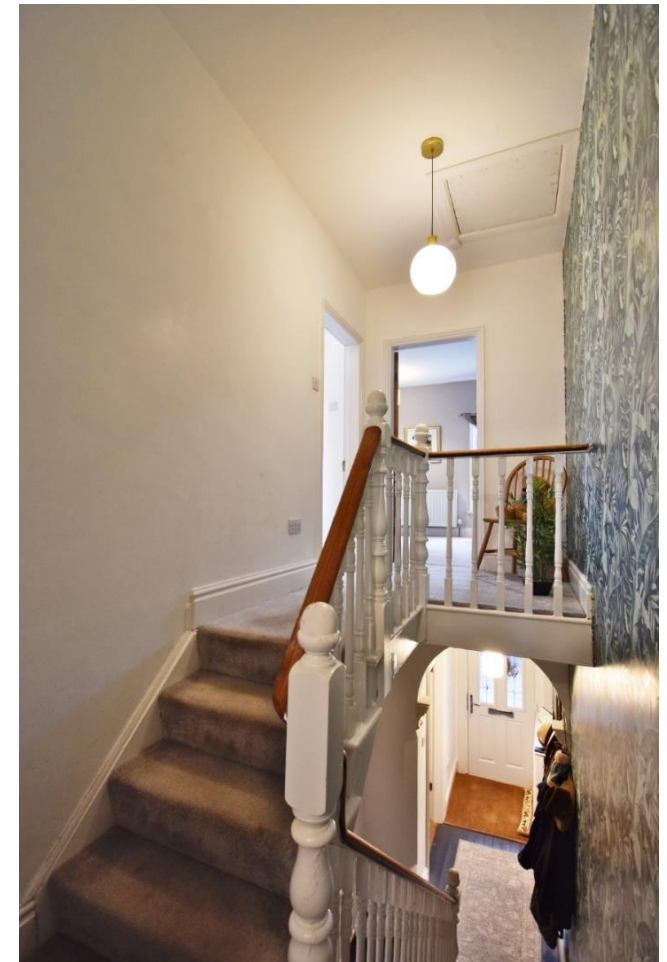
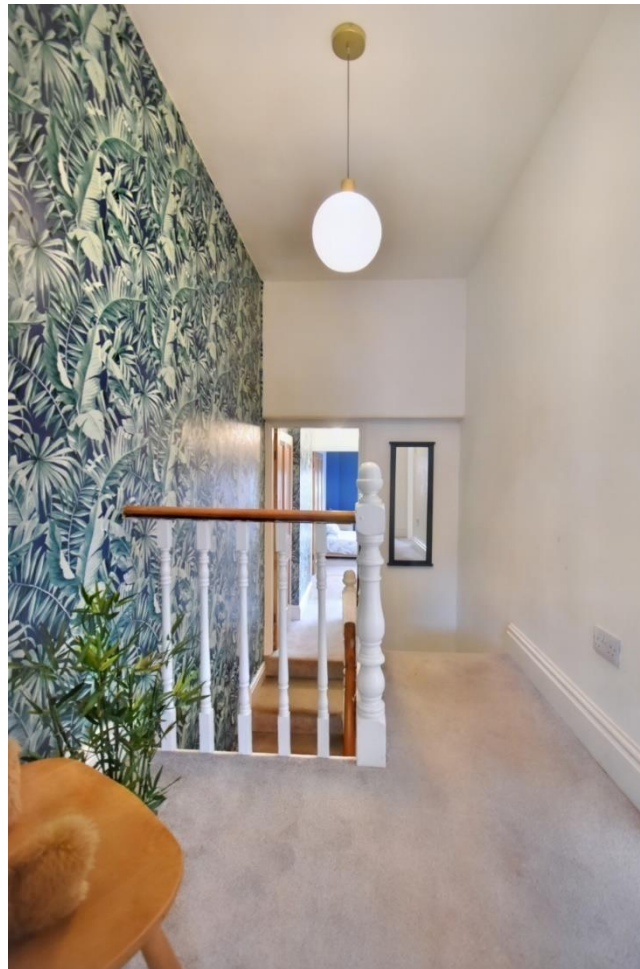
Sitting Room

Positioned at the front of the house, an elegant room with a feature bay window. Handsome white marble pillared fireplace with deep mantel shelf over an inset cast

iron, shaped grate with decorative brass canopy (“The Cambridge”) and floral pattern ceramic tiles to each side, together with a quarry tiled hearth. Picture rail and deep coved ceiling.

Dining Room

Of complementary proportions to the sitting room, the dining room has a stripped pine four-panel door from the hallway, a radiator and views towards the garden from a large rear window. We are advised that the fireplace in this room has been sealed and ventilated but that the flue is intact and a fireplace could therefore be reinstated if a purchaser requires subject to regulations.





Breakfast Kitchen

An excellent size and partially divided, with a 1.69m wide walk through opening to create a dining area with breakfast bar and separate fitted kitchen. Cooke and Lewis solid oak-fronted kitchen units with polished stainless-steel handles and comprising base cupboards, two drawer units (one with wide pan drawers), roll edge work surfaces with decorative contrasting ceramic tile splashbacks and wall cupboard units. Franke stainless steel sleek single drainer one and a half bowl sink unit with



pillar mixer tap, space with plumbing for washing machine and for dishwasher, slate-effect floor covering and ten LED ceiling spotlights. Impressive Stoves stainless steel, dual fuel range cooker with seven rings and hot griddle plate over, two main ovens, slow cooker and grill, together with stainless steel splashback and matching cooker hood with twin downlights. Wall unit housing the Vokera gas-fired combination boiler which is operated via a remote controller. Two side windows and part-glazed (double-glazed) door to outside.

First Floor Upper Galleried Landing

With white spindle balustrade and pitch pine hand rail extending around the stairwell. Half-landing with stripped pine, four-panel door to the lower rear landing.

Bedroom1 (front)

A spacious double bedroom extending the full width of the house with two front windows, radiator and stripped pine, four-panel door.

Bedroom 2 (centre)

A double bedroom over the dining room with radiator, stripped pine door from the upper landing and a small ornate, cast iron fire





surround with tiled hearth. Rear window presenting superb views to the south across the Louth town centre.

Bedroom 3 (rear)

Approached through a stripped pine, four-panel door from the lower rear landing, this is a third well-proportioned double bedroom with radiator and a rear window presenting views across the garden towards the town centre taking in the spire of St. James' church on the right.

Shower Room (also approached from the lower rear landing)

A contemporary re-fitted shower room with a wide tiled shower cubicle, having a glazed screen with hinged panel and an Aqualisa wall-mounted shower unit with remote wall control, handset and drench head above. White suite comprising a square-line, dual-flush, low-level WC and a Roper Rhodes vanity unit in dark grey with textured surround to an inset rectangular wash hand basin having a single lever tap and cupboards beneath. Ornate Victorian-style ceramic tiled floor, skirtings and splashback. Chrome ladder-style radiator/towel rail and wide LED framed wall mirror with sensor switch. Ceiling spotlights and extractor fan over the shower area.

OUTSIDE

The house is set slightly back from the road with a front pathway leading around the bay window and having a rope-effect border, slate bed adjacent and a privet hedge over a brick wall to the front boundary. Fencing to the sides and pathway leading around the house to a screen gate which opens onto the main garden.

The rear garden is an excellent size and comprises a courtyard area adjoining the rear two-storey wing of the house, having recently added garden and bin stores with superb canopy providing shelter. Wide slab-paved steps leading down to a complementary full-width patio, beyond which the enclosed garden is laid to lawn and ideal for a family with high timber lap fencing. Attached to the rear wing of the house is the attached brick-built garden store with slate roof, power supply and white uPVC panelled door. Well-





constructed timber garden shed adjacent, finished in grey with contrasting cream window frame and fascias. Water butt, outside water tap and floodlight by the rear door from the kitchen.

Viewing; Strictly by prior appointment through the selling agent.

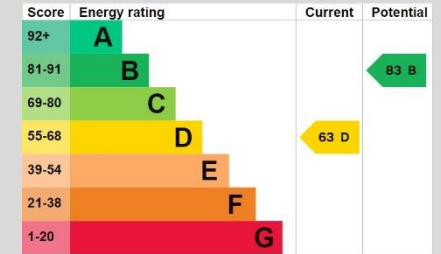
Location: Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools, and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west. Louth has 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 Hubbards Hills and Westgate Fields. The town also 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.

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, water, electricity 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



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- (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;
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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.