



THE GRANARY,  
123, CROWTREE LANE, LOUTH LN1 1 OQW

**MASON'S**  
EST. 1850

# THE GRANARY, 123 CROWTREE LANE, LOUTH, LINCOLNSHIRE LN1 1 OQW

Facing the sylvan parkland of Westgate Fields, close to the end of sought-after Crowtree Lane in the west residential area of Louth, this charming detached 3-bedroom cottage was formerly a granary, and stands close to the former water mill, further along the lane. With a block driveway used to park two cars, garage and an enclosed suntrap, courtyard garden, the characterful rooms include a hallway, sitting room and open plan kitchen/dining room, utility-lobby, cloaks/WC, spacious first floor landing and luxurious bathroom with bath and shower. Gas CH system and uPVC DG windows, nearly all replaced recently. A very rare opportunity!



## *Directions*

From St. James' Church, proceed south along Ugate and then take the right-hand turning into Gospelgate, immediately after the zebra crossing. Proceed to the T-junction and head straight over the staggered crossroads onto Crowtree Lane. Continue along the lane for around a quarter of a mile towards the parks of Westgate Fields and Hubbard's Hills and The Granary will then be found on the left side.

## ABOUT THE GRANARY .....

Exuding charm and character, this Period cottage stands just within the Wolds Area of Outstanding Natural Beauty just a short distance from the old watermill (now a dwelling) and was a granary in older times. The walls have been re-rendered during the current ownership since 2015 and nearly all windows were renewed with uPVC mahogany effect double-glazed units having square leaded panes and heavy timber sills around 4 years ago, together with the rear external door. The roof is of pitched timber construction with a slate roof covering and the accommodation has an air circulation system creating a favourable environment for the building.

Further alterations to the interior have been made including bespoke wardrobes in the master bedroom and a redesigned fire surround. The gas central heating boiler was renewed in 2015 and operates via a mobile remote-control unit with thermostat and timer control.

A major interior change since 2015 was the creation of an open-plan dining room and newly fitted kitchen, resulting in a spacious and light room, though all the accommodation enjoys a light and airy feel due to the many windows which simultaneously take in the scenic surroundings in this area of town. The outlook to the front of the property changes with the seasons as a sylvan backdrop opens in the winter to allow views over the park. A walk-through Westgate Fields is a privileged route to the town centre and back again. The house is in the scenic Lincolnshire Wolds Area of Outstanding Natural Beauty and walkers can head west to Hubbards Hills to further explore the area.



# ACCOMMODATION

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

## Ground Floor

Although there is a front entrance to the western end of the front elevation, the main entrance most regularly used is at the rear of the property from the courtyard garden on the south side of the cottage. Here there is a slate canopy porch on wall brackets, over a uPVC mahogany-effect, part-glazed (double-glazed) door to the:

## Entrance Hall

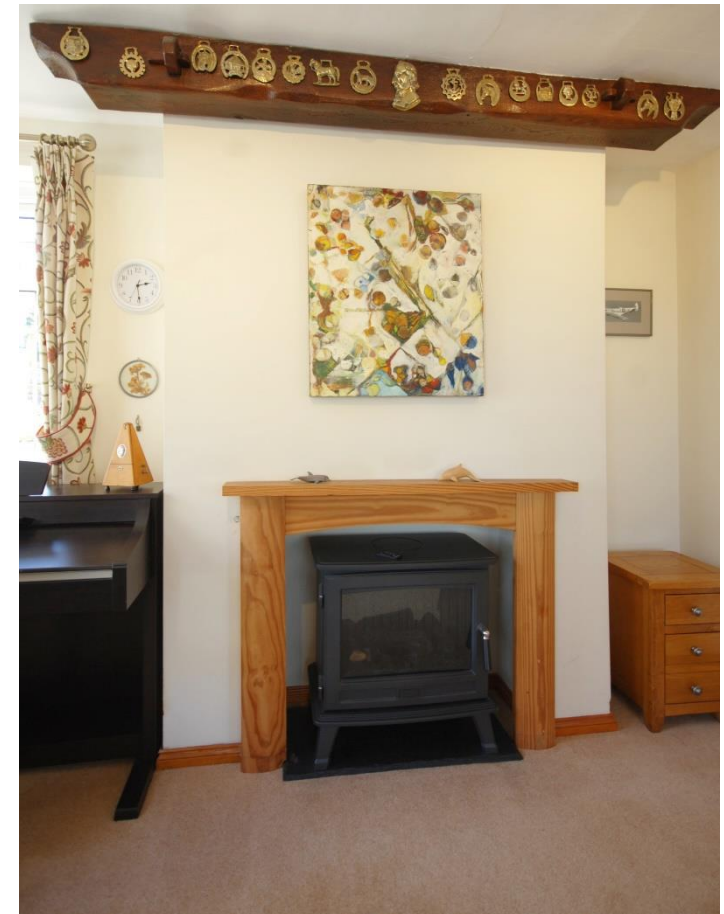
Where a hardwood-lined, open-sided staircase with handrail leads up to the first floor. Pine dado rail with coat hooks, free-standing pine shoe cupboard with shelving, crossed beams to the ceiling, ceiling light and pine ledged and braced latch doors to the sitting room and kitchen. There is a small internal, framed window between the hall and the sitting room. Radiator and rear window overlooking the south garden.

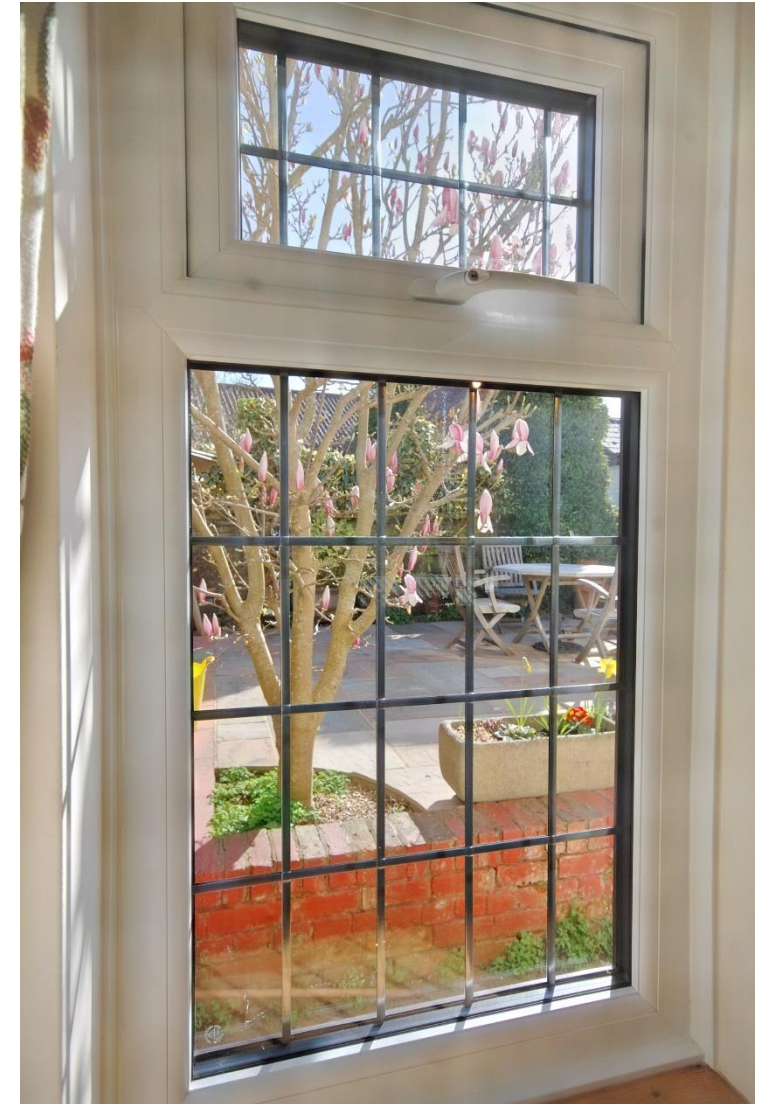




## L-Shaped Sitting Room

A lovely bright and airy room with two large windows facing Westgate Fields, two side windows enjoying views along Crowtree Lane and a rear window facing the magnolia tree in the main garden. Two moulded beams to the ceiling, three radiators, ceiling light point, three wall uplighters and two spotlights to a ceiling beam. Pine pillared surround to a recess in the chimney breast, (now disused) for an electric stove or fire. Ceiling vent for the air circulation system and ledged and braced latch door to the:





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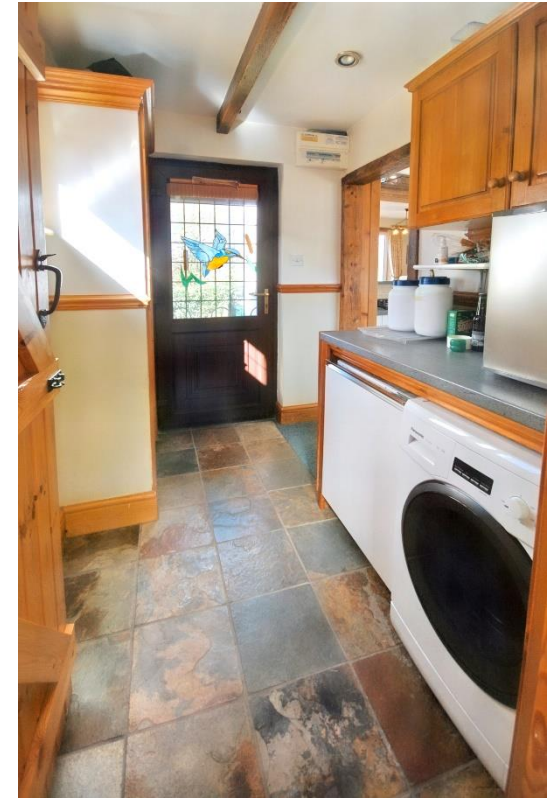
## Open Plan Fitted Kitchen and Dining Room

The dining area is a good size and once again, bright and airy with a large window to both front and side elevations taking in views of Westgate Fields and along the lane which leads down to Hubbard's Hills. Radiator and ceiling light point. The dining room is separated from the kitchen with a walk-through opening between the two.

The kitchen was re-fitted by Kitchen Solutions of Horncastle and has an extensive range of units with painted wood facings to include base cupboards, an extensive array of base drawer units including wide/deep pan drawers and a tall unit housing the Neff built-in oven at mid-level with cupboard beneath and below. The main oven is fan assisted whilst the upper oven incorporates the grill; above, there is a Neff microwave oven.







Extensive Corian granite-effect work surfaces with ceramic tile splashbacks and a white ceramic inset, double Belfast sink. Neff black glass, gas four-ring hob with large stainless steel powerful extractor hood over, incorporating four spotlights with two brightness levels. Integrated Neff dishwasher and refrigerator, wall units with LED lighting beneath and including a double-glazed display cabinet. Indian slate-tiled floor, corner breakfast bar with radiator beneath and base shelves adjacent with basket storage. Two switches operate a number of LED downlighters to the ceiling. Two rear windows with Corian sills facing the south garden. Walk-through opening lined with heavy pine beams to the:

### Utility Lobby

With a tall, shelved pantry cupboard facing the kitchen and having a latch door, side high-level window and mahogany-effect, part-glazed (double-glazed) front door with a decorative kingfisher pane to outside and via steps down to Crowtree Lane. Indian slate tiled floor extending through from the kitchen, pine-fronted double wall cupboard with wine rack adjacent, over a housing unit with plumbing for washing machine and space for an under-counter freezer beneath. Roll-edge worksurface over, high-level electricity consumer unit with MCBs, electric panel heater and beam to the ceiling. The gas and electricity meters are positioned outside adjacent to the front door. Ledged and braced latch door to the:



### **Cloakroom/WC**

White suite of low-level WC and curved pedestal wash hand basin with chrome lever pillar tap. Part ceramic-tiled walls up to a moulded dado rail, ceiling beam, rear window and ceiling light point. Electric panel heater.

### **First Floor Landing**

An excellent size and a characterful room with ample space to create a study area by the rear tilt and turn window. Attractive views over the main south garden. There is a vent to the ceiling for the air circulation system and moulded cross beams with a shaped pine ornamental balustrade and black painted handrail with ornately carved pillars up to the ceiling beam. Complementary built-in double wardrobe with store cupboards over, radiator, smoke alarm and pine ledged and braced latch doors to the bedrooms and bathroom.



### Bedroom 1

A spacious and particularly bright double bedroom with three windows, one to the front elevation and two on the side elevation, all presenting attractive views.

Two radiators, pine crossed, moulded beams to the ceiling, built-in bespoke solid pine wardrobes with three sliding doors, clothes hanging to each side, (one split) and centre shelved section. Two wall shelves adjacent.

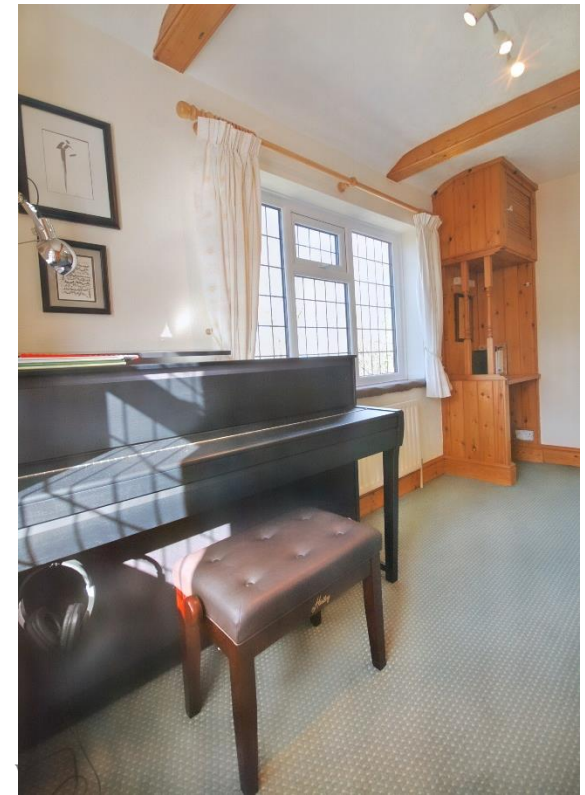


## Bedroom 2

A versatile room as it is fitted with a drop-down double bed within a pine frame, though the owners are willing to remove this if the purchaser wishes. Angled corner wardrobe with clothes hanging space and shelving and an attractive pine built-in ornate desk with spindles to the side, light and store cupboard over. Another bright room with window to both front and side elevations presenting lovely views. Radiator and two pine moulded beams to the ceiling. Ceiling vent for the air circulation system. The side window is fitted with vertical louvre blinds to cater for the evening sun. There are four spotlights to the ceiling light fitting.

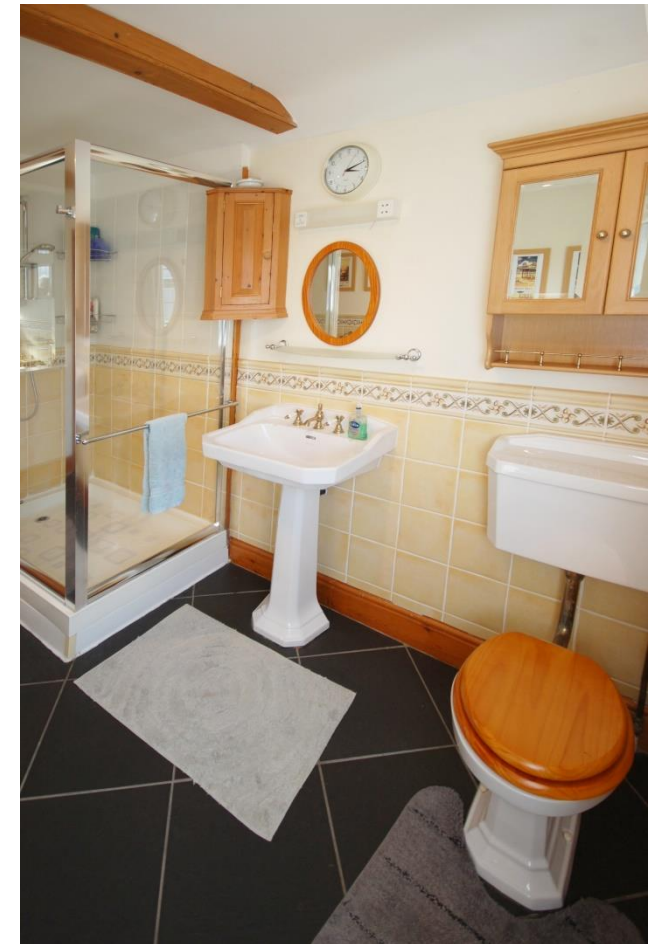
## Bedroom 3

Presently used as a studio or office by the present owners, this room has work surfaces on split levels to front and rear, ceiling light with four spotlights, window to the front elevation and a retractable bank of power points from one of the work surfaces. Corner shelves, radiator under the front work surface, pine-panelled ceiling and hinged trap access with drop-down metal ladder to the roof void. We understand that the roof space is part-boarded for storage purposes and has a drop-down lead light.



## Bathroom

A spacious and well-appointed bathroom with ceramic, slate-effect riven floor tiling laid diagonally, an attractive combination brass and column radiator/heated towel rail and part ceramic-tiled walls with a decorative moulded tiled border. The white suite includes a double-ended, roll-top cast iron bath with ball and claw feet and independent brass lever taps, a low-level WC and a heritage pedestal wash hand basin with matching brass lever taps, together with glass shelf and shaver light above. Wide glazed and ceramic-tiled shower cubicle with thermostatic shower mixer unit having handset on rail and sliding glazed door. Two ceiling light fittings, each with three spotlights. Window to the side elevation.





## OUTSIDE - OUTBUILDINGS AND GARDEN



The property enjoys the valuable benefit of vehicular access to a block-paved driveway, upon which the owners regularly park two cars, and this also gives access to the detached concrete sectional **Garage** with a remote-controlled, motorized up and over door, a single-glazed window, ample power points and strip light. There are two useful timber-built **Garden Outbuildings** to the side of the courtyard garden, each with power point and light, together with fitted shelves and one forms a utility outbuilding with a tumble-dryer which will be included in the sale.

The driveway is screened from the garden by tall fencing with climbing plants trained over and continuing over a timber arch by the garage where a gate and steps lead down towards the cottage. There is also a screen pedestrian door from Little Crowtree Lane into the garden with pathway leading to the rear porch. At the far end of this pathway there is the benefit of outside hot and cold-water points, ideal after a winter walk through the park.





The enclosed courtyard garden is positioned on the south side of the property and thereby enjoys a warm sunny aspect. There are retaining brick walls by the pathway with steps up to raised patios on either side, ideal for plant pots, tubs and hanging baskets, but also a perfect setting for garden furniture and eating outdoors during the warmer months. The paved areas are finished in a combination of flagstones and smooth concrete for ease of maintenance and scope to create as much or as little gardening as preferred. To the corner is a fine spring flowering magnolia tree. At the rear of the timber buildings and garage there is a useful storage area for wheelie bins, compost and garden supplies.

There are rockery borders around the front and side of the cottage interspersed with shrubs and a front entrance on the west side with steps up from the lane. These culminate in a flagstone approach and canopy porch on shaped brackets above the door into the utility-lobby with metal railing at the front and the meter cabinets adjacent.





*The Lincolnshire Wolds just to the west of Louth*



### **Location**

The cottage stands in a prime residential area of Louth just a short walk from the town centre which is positioned around St James' church with its magnificent spire, reputedly the tallest church spire of any parish in the country. The west side of Louth has been held in high esteem for many years and includes the scenic parks of Westgate Fields and Hubbards Hills, just a few paces away from The Granary and extending to the town outskirts. Louth has an interesting conservation area boasting some handsome Georgian and Victorian buildings of merit.



*Westgate Fields looking east towards the town centre*



The town 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**

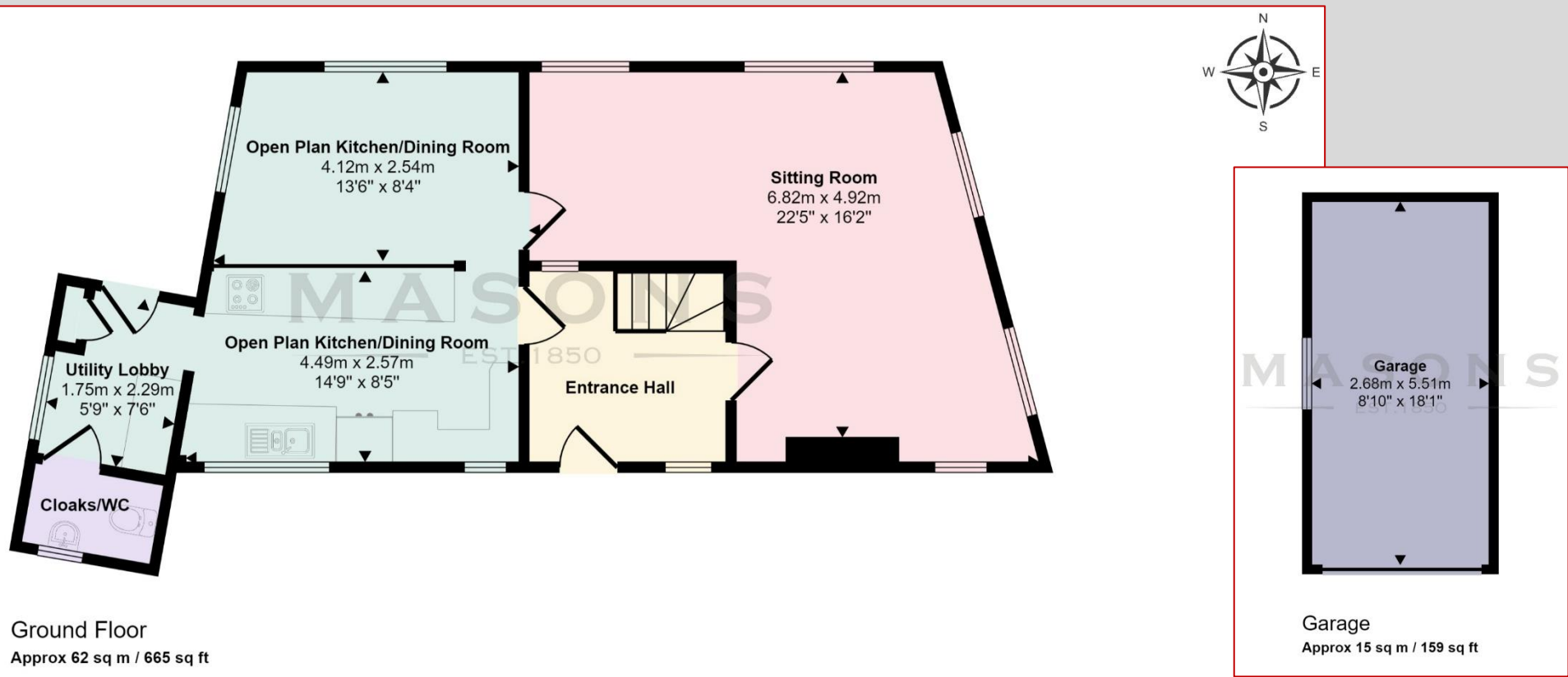
Strictly by prior appointment through the selling agent.

### **General Information**

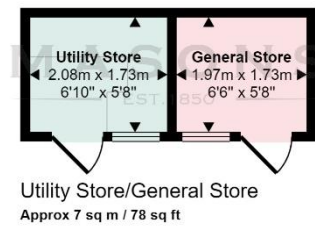
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated.

Any 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 – GROUND FLOOR AND OUTBUILDINGS

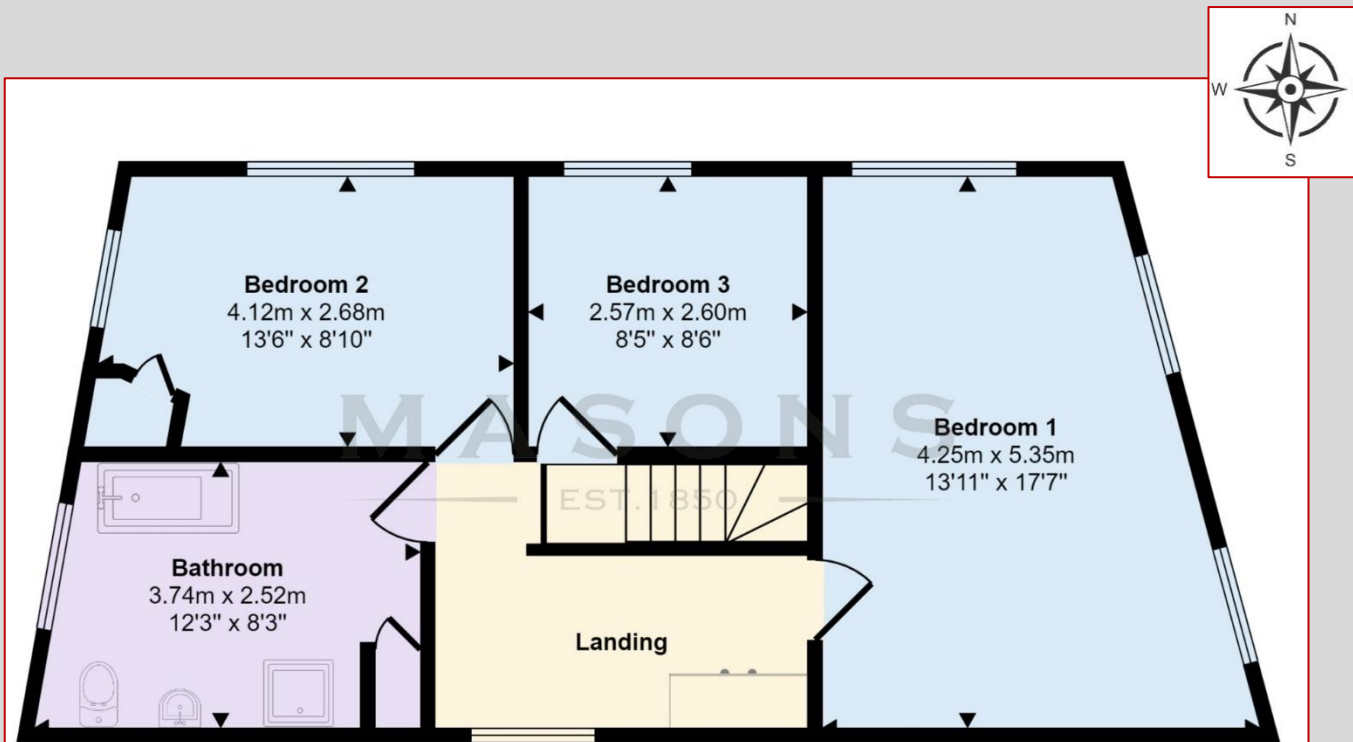


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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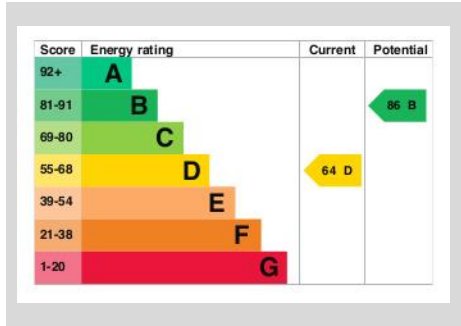
# FLOORPLAN FIRST FLOOR AND EPC GRAPH



## First Floor

Approx 57 sq m / 615 sq ft

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**MASONS**  
EST. 1850

Cornmarket, Louth,  
Lincolnshire LN11 9QD  
T 01507 350500

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