

MASONS

SALES & LETTINGS



CLAIRVIEW  
ST MARY'S LANE, LOUTH LN11 0DT

MASONS  
EST. 1850



# CLAIRVIEW, 42 ST. MARY'S LANE, LOUTH, LINCOLNSHIRE, LN1 1 ODT

A handsome Period house from the Art Deco era in a prime residential area of Louth market town and sympathetically improved and extended. 5 bedrooms, family shower room, second shower room, guest bedroom ensuite with roll-top bath, hallway and landing, cloaks/WC, 2 original reception rooms and a stunning 29ft extension living room featuring a vaulted ceiling, king post trusses and a large gable fireplace. Modern fitted breakfast-kitchen with black granite, walk-in pantry and utility room. Gas central heating system, large mature gardens to front and rear together with a detached log-cabin studio, stores and spacious driveway.



## *Directions*

From St James' Church, travel north along Bridge Street into Grimsby Road and then bear left along St. Mary's Lane. Continue for some distance and look for the lychgate on the right side, which is the pedestrian entrance through the front garden to the property, and by car look for the small right turn along the lane leading up to a number of St. Mary's Lane properties and giving access a short distance along on the right, to the rear driveway and parking area behind Clairview.







## ABOUT CLAIRVIEW ....

Constructed in 1929 in the heart of the Art Deco Period this substantial detached family house has brick and rendered external walls with lower cavity (now insulated) and a smaller cavity to the original upper walls. The main roof is of timber construction now covered in concrete tiles and the design features a Tudor style gable to the main elevation and an arched parapet wall above the main entrance.

The original house was extended at the rear on two separate occasions in 1999 and 2004, creating additional bedrooms and a second shower room over a utility side wing and dining area in turn open plan with a magnificent living room featuring a high vaulted ceiling with oak king post trusses and a fine fireplace with stove. In the interests of preserving the originality of the building the timber windows have been double glazed throughout apart from three small top leaded lights in the dining room south facing window and there is a gas central heating system. The house was rewired and replumbed in 1994.

The accommodation enjoys a wealth of character features appropriate to the era with some Arts and Crafts influences, hints of Art Nouveau and rooms of generous proportions. The fitted breakfast kitchen has painted oak doors in contemporary colours, granite work surfaces and built-in appliances with a traditional pantry adjacent. The two original reception rooms are versatile as both could be sitting rooms or formal dining rooms in addition to the capacious dining-lounge to the rear.

The house occupies one of the most sought-after residential areas of Louth with the main elevation facing south from an elevated setting and enjoying views to a sylvan backdrop formed by mature trees and greenery both within the deep front garden and beyond. An owned driveway at the rear (initially shared) leads to a spacious parking terrace with driveway extending by the rear garden down the gentle slope to the house. Adjoining the parking area an impressive studio of insulated timber construction with stores was added in 2020.





## ACCOMMODATION .....

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

### Ground Floor

The main entrance is at the front of the property and has a corbelled brick archway with an inset original glazed front door featuring a circular stained-glass window, designed and fitted by Lincolnshire Stained Glass Studio and depicting the Lincolnshire Wolds with the silhouette of the beech tree in front of the house and in Arts and Crafts style, all encircled by pre-Raphaelite flowers. The front door opens into the:







### Entrance Hall

Featuring a wide staircase and pillared balustrade with decorative mouldings to the step ends and Art Deco style shaped newel posts with octagonal oak caps and shaped handrail leading to the first floor. Panelling to the side of the staircase and door to understairs store cupboard. Painted walls in contrasting Farrow and Ball colours up to picture rail height and there is a combined picture rail and Delft rack along the side. Cast iron, Period style column radiator, coved ceiling, oak strip flooring and ceiling light point.

### Cloakroom/WC

With contrasting black and red quarry-tiled floor laid diagonally and a re-purposed corner cupboard forming a vanity unit with black granite top and upstand, inset wash hand basin with chrome taps and double cupboard beneath. The walls are papered in old house deeds and there is a white, low-level WC with soft-close top. A window to the rear wall prior to the rear house extension has now been turned into a wall mirror.

### Sitting Room

Wide, walk-in front bay window incorporating rectangular leaded upper lights and original wooden pelmet, further high-level window to the side elevation and a combined picture rail and Delft rack around the whole





room. York stone fire surround and York stone lined granite hearth with open fireplace having a newly installed flue liner ready for an open fire or log-burner, the stonework by Steve Andrews, Stone Mason. Gas point near to the fireplace. Moulded coving to the ceiling, ceiling light point and two TV aerial sockets.



### Dining Room

A versatile reception room which could possibly be a further sitting room or family room. A light and airy room with a large front window having rectangular leaded upper lights and low window sill, thereby enjoying views across the front garden to the south. There is a smaller front window at high level adjacent and both windows have pelmets. White marble fireplace and hearth with open grate and gas point nearby. Coved ceiling with ceiling light point and two wall light points, TV aerial point and internal window to the lounge beyond.





### Lounge/Dining/Family Room

Created by two extensions in 1999 and 2004/5, this hugely impressive room has an inner lower ceiling with eight spotlights to two recessed fittings and a rear window, whilst the main area has a magnificent, vaulted ceiling with five, pegged oak king post trusses on display. Insulated solid oak floor with inset uplighters, downlighters to the sloping ceiling, which is also insulated, wide five-panel rear window and French doors onto the main rear garden, Pelmet above both windows, matching the original ones within the house. The gable wall is finished in natural brick surrounding a superb feature fireplace and chimney breast with tumbled brickwork and Ancaster stone surrounding a Clear View cast iron, log-burning stove from the Boston Sack Store with Ancaster stone-lined, quarry-tiled hearth and a herringbone brick back. The stove has a 14kw output, glazed double doors and stands on a raised plinth. On either side of the chimney breast set into the brick walls, there are two beautiful stained-glass windows rescued from a trawler skipper's house at Isaac's Hill and renovated by the Lincolnshire Stained Glass Studio, with galleons to the centre panes and hints of both Art Deco and Art Nouveau. The original 1920s leaded panes are sandwiched between double glazed units. There are two wall light points, four TV aerial points, three radiators and a door to the:









### Side Lobby

With glazed French doors from the side garden, a square walk-through opening between two different areas, radiator and coved ceiling to part. Porcelain-tiled floor, side window and large built-in boot cupboard with re-purposed doors from the original kitchen. A sliding door with a brass Art Deco handle gives access to the:

### Pantry

Positioned adjacent to the breakfast kitchen with porcelain-tiled floor extending through from the lobby, shelving on three sides and a work surface surmounted by a caged double storage cupboard. Beneath there are power points with space for under-counter appliances and there are ample power points throughout the room including at higher level, together with the electricity consumer unit with MCBs.

### Utility Room

With porcelain-tiled floor extending through from the side lobby and matching part-tiled walls. Roll-edge, granite style work surface with a wide, white rectangular Quado Italian sink with Smeg hose tap inset. Space beneath the work surface with plumbing for washing machine and space for tumble dryer. Large high-level rear window with pelmet, extractor fan and digital central heating programmer for the Ideal Mexico floor-standing gas-fired central heating boiler. Second consumer unit with MCBs for the extension wing.







### **Breakfast Kitchen**

With a range of built-in oak-fronted units by Howarth Timber, now finished in a Farrow and Ball Treron colour and comprising base cupboards and drawers, drawer unit with deep pan drawers, matching wall cupboard units, black granite work surfaces and upstands by Steve Andrews, Stone Mason. Inset one- and three-quarter bowl, single drainer Franke stainless steel sink unit with a Franke hose type lever tap.

Dresser unit with illuminated display cabinets having bevelled, leaded glass panes and drawers beneath. Two built-in Smeg stainless steel and glazed programmable electric fan ovens, each with grill and one with self-cleaning interior. One oven is angled to the corner and above is a Smeg black glass, five ring gas hob with granite splashback and granite and timber canopy, having an inset Bosch cooker hood with downlighters over. The large complementary black granite and painted dining/preparation table with contrasting painted rack beneath could be included in the sale of the property if the purchaser so wishes.

Designer tall double column radiator in black enamel, porcelain-tiled floor, tall built-in pantry cupboard with painted original doors and shelving, coved ceiling with seven LED ceiling downlighters and pendant light point to the dining area. Wide window to the east elevation with granite sill and pelmet over.





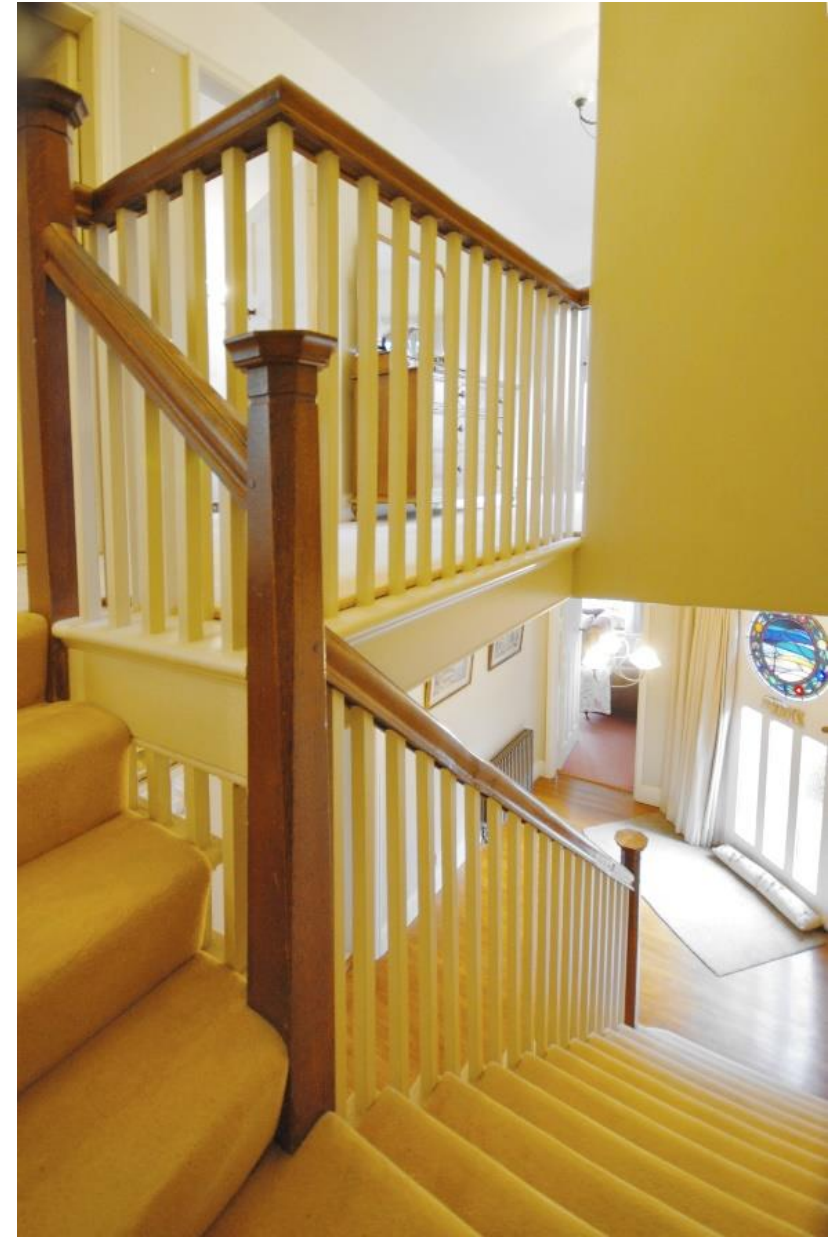


### **First Floor - Spacious Landing**

With angled window to the front elevation overlooking the deep front garden and a full height original built-in linen cupboard with double doors and shelving. Radiator, two ceiling light points and pillared balustrade with oak handrail and newel posts extending from the staircase to form a gallery around the stairwell and upper quarter landing.

### **Inner Landing**

With side window, picture rail, four ceiling downlighters and four-panel doors to bedrooms 4 and 5 and the second shower room.







### **Bedroom 1 (front)**

A spacious double bedroom with a superb wide, walk-in bay window commanding panoramic silvern views to the south with winter glimpses through the trees of St. James' Church spire. The handsome elevations of the Period house on the opposite side of St. Mary's Lane – The Cedars – can also be seen through the trees in wintertime. Radiator, coved ceiling and ply-boarded pelmet to the chimney breast above the central position for a double bed. Built-in range of three stepped double wardrobes with square leaded upper window panes and clothes rails. Three spotlights to ceiling fitting, dimmer switch and TV aerial socket.





### **Bedroom 2 (front)**

A large double bedroom which is bright and airy with window to both front and rear elevations, each with pelmet and the former providing excellent views, as from the master bedroom. Built-in range of three painted hardwood double wardrobes with clothes rails, shelving and an inset TV aerial socket. Two radiators, picture rail and ceiling light point.

### **Bedroom 3 (side)**

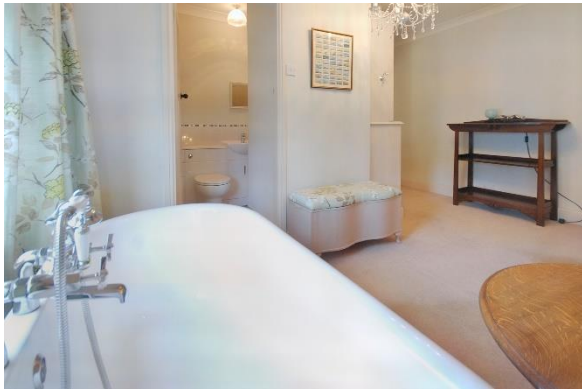
An L-shaped room with a free-standing cast-iron, roll-top, double-ended bath set onto a ceramic-tiled floor with ball and claw feet and Heritage chrome shower mixer tap and handset in Art Deco style. Control at the side for the electric underfloor heating in this room and built-in original shelved double cupboard, together with two painted free-standing cupboards which could be included in the sale if required. Radiator, coved ceiling, side window with pelmet and connecting door to the:

### **Ensuite Shower Room**

With a ceramic-tiled shower cubicle having folding glazed screen door and an Aqualisa mixer unit, together with handset and extractor fan over. White suite set into contemporary base cupboards with shaped vanity wash hand basin and lever mixer tap, together with low-level WC having concealed cistern and dual-flush control. Ceramic tile splashback framed in glass border mosaic tiles. Coved ceiling and ceiling light point.







### **Family Shower Room**

Formerly a bathroom with plumbing still in place to add a bath if required, this spacious room now has a Heritage corner ceramic-tiled and glazed shower cubicle with curved, glazed double doors and an Aqualisa shower unit with handset. White Heritage suite of panelled pedestal wash hand basin and low-level WC. Porcelain ceramic-tiled floor and part-tiled walls. Heritage free-standing chrome radiator and towel rail and wall-mounted complementary chrome towel rail. LED illuminated wall mirror with shaver socket, coved ceiling, five LED downlights and trap access with drop-down ladder to the roof void which is part boarded and has a light.



**Bedroom 4 (rear)**

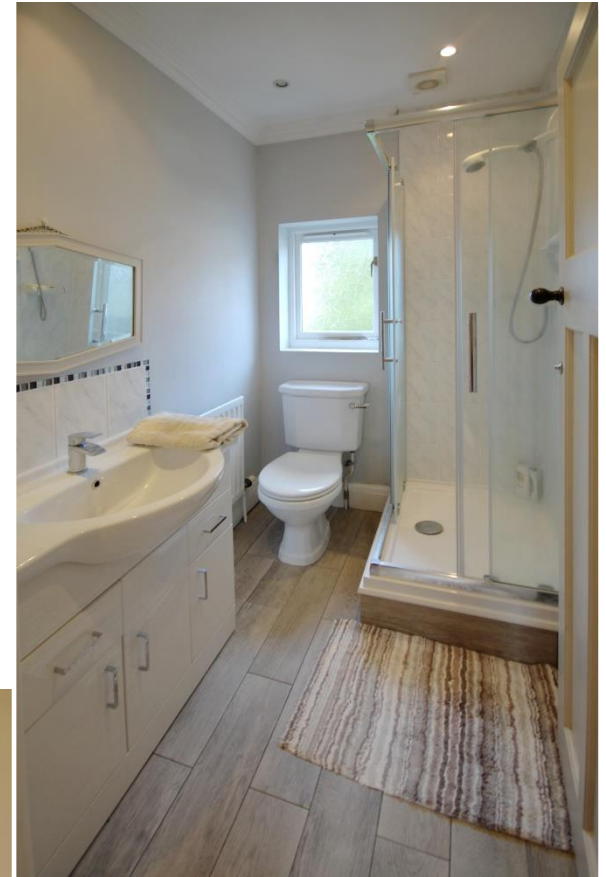
A double bedroom or large single bedroom with double radiator, coved ceiling and three spotlights to ceiling fitting. Rear window with pelmet presenting views over the main rear garden.

**Bedroom 5 (rear)**

A spacious single bedroom with double radiator, moulded coving to the ceiling, three-branch ceiling light and a rear window with pelmet overlooking the rear garden.

**Shower Room 2**

With oak style ceramic-tiled floor, corner ceramic-tiled and glazed shower cubicle with Aqualisa mixer unit and handset, together with extractor fan over; white suite of low-level WC and wide vanity wash hand basin shaped over a high-gloss white range of cupboards and drawers with ceramic tile splashback framed in mosaic glass-tiled surround. Radiator and side window.





# OUTSIDE

## Detached Studio and Stores

An impressive and versatile outbuilding of timber frame construction with wood-stained timber panel exterior and varnished matchboard panelled and insulated walls internally. The ceiling is also finished in varnished matchboard and insulated and this well-equipped room has many stainless steel power points, stainless steel light fitting twelve LED downlighter spotlights, a painted concrete floor and two double-glazed windows on either side of the double-glazed main door to the centre.

Built-in range of units comprising soft-close wide drawers, base cupboards, stainless steel wash stand (formerly a Honda wash stand) and black board over. To one side is a Corian roll-edge work surface set on stainless steel tubular supports.

To the exterior there are outside sensor lanterns on each side of the door into the studio and there are matching lights to each end of the building.

The cabin extends to front and rear forming a **log store** on the north side with vented timber panelling and door and a useful **garden store** on the south side, approached through cedar double doors which are ledged, braced and framed. The store has a painted concrete floor,

shelving to one side for wine storage, stainless steel power points and a window to the west elevation. There is space for a fridge/freezer, access to the roof space which has storage shelving and the store includes a consumer unit with MCBs for the outbuilding. A receiver unit is in place, extending the wi-fi from the house into the outbuilding.







## The Gardens and Driveway

The house is elevated above St. Mary's Lane and stands well back behind a deep and private front garden which enjoys the sun for a good part of the day. A lychgate with Rosemary style roof tiles on substantial timber pillars and brackets has locally sourced millstone steps up to a resin bonded gravel pathway with retaining wall incorporating stonework from the former St. Mary's church.

The path leads up through mature trees (the largest subject to TPO's) to a par terre with crazy paved stone paths leading through to the front garden and to each side.

There are many established ornamental trees shrubs and bushes, heathers, wild cyclamen and spring bulbs around a large lawn with Yorkstone pathway leading up to the house. The trees include beech, yew, laurels, lilac, laburnum and various conifers. Established hedges on each side and a feature circular mock well with pan tiled canopy over.

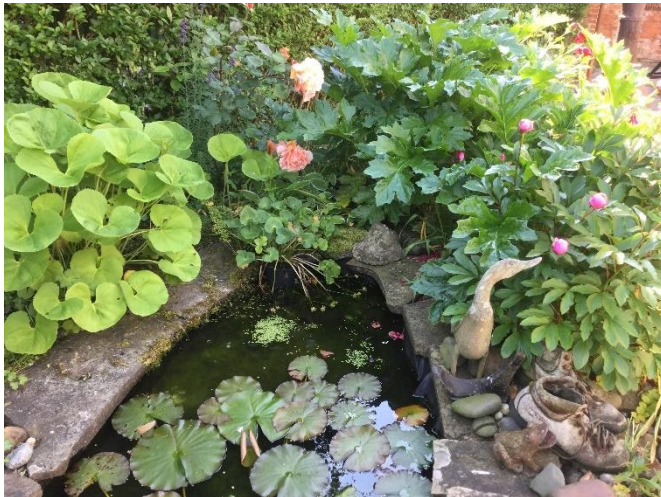
Stone steps lead up through a wide retaining stone wall to a large crazy-paved stone sun terrace across the front of the house – an extensive outdoor entertaining space from which to enjoy the sun and lovely views south to the sylvan backdrop.





On the right side of the house there is a screen brick wall with a ledged, braced and framed door into a block paved patio adjacent to the side lobby and breakfast-kitchen, well positioned for morning sun and breakfasting alfresco. This area includes a timber built implement shed covered in concrete tiles and ideal for garden tools and machinery. There is an outside tap here, space to store wheelie bins and in the corner is a pond with rockery.

Pathways then lead around the rear of the house with a retaining wall to the lawn beyond and a path on the east side leading through the garden to the studio. Along one side of this path there is a kitchen garden divided into separate growing areas, and on the opposite side the bank up to the large lawn is covered in cobbles with steps up.







A flight of brick and stone steps with capped and stepped brick wall to each side, leads through well stocked banked flower beds to the lawn from the French doors in the lounge. The retaining capped wall continues along the west side of the lawn adjacent to the driveway which extends down to the house from a spacious gravelled parking and turning area by the log cabin studio.

Vehicular access is from the small lane just to the west, where the St. Mary's Lane properties continue along the hillside adjacent to open fields and woodland. Clairview owns the driveway into the property from this lane.





## Viewing

Strictly by prior appointment through the selling agent.

## Location

The house stands in a prime residential area of Louth within walking distance of 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 extending to the western town outskirts and just a short walk away from St. Mary's Lan. Louth has an interesting conservation area boasting some handsome Georgian and Victorian buildings of merit.

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.



*St James Church  
- day and night  
(above)*



*Westgate Fields  
in summer  
(right)*







*Christmas  
at  
Clairview*

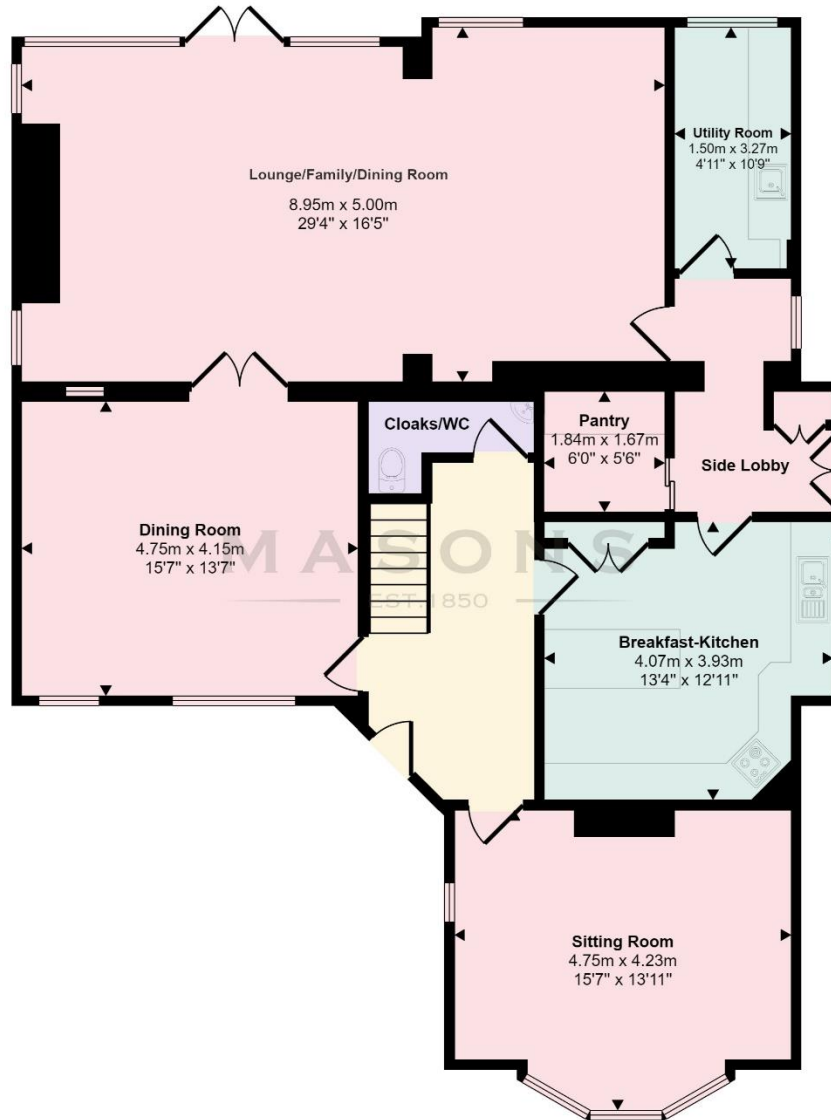


Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west. The east coast is about 10 miles away at its nearest point while the area around Louth has many fine country walks and bridleways. Known as the Capital of the Lincolnshire Wolds, the town is on the eastern fringe of the area of outstanding natural beauty.

### **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 F.

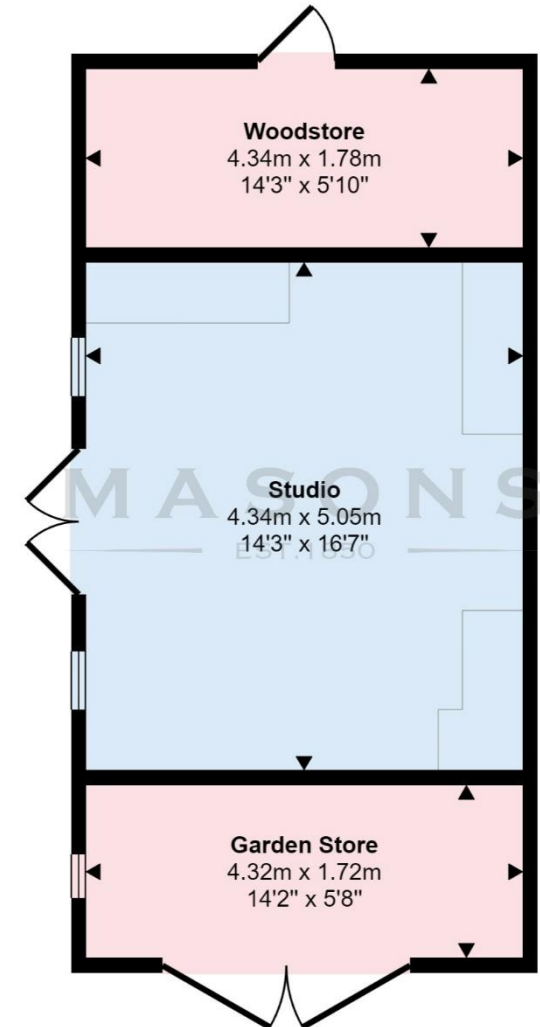




**Ground Floor**  
Approx 128 sq m / 1381 sq ft

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.

## FLOORPLANS GROUND FLOOR AND STUDIO/STORES

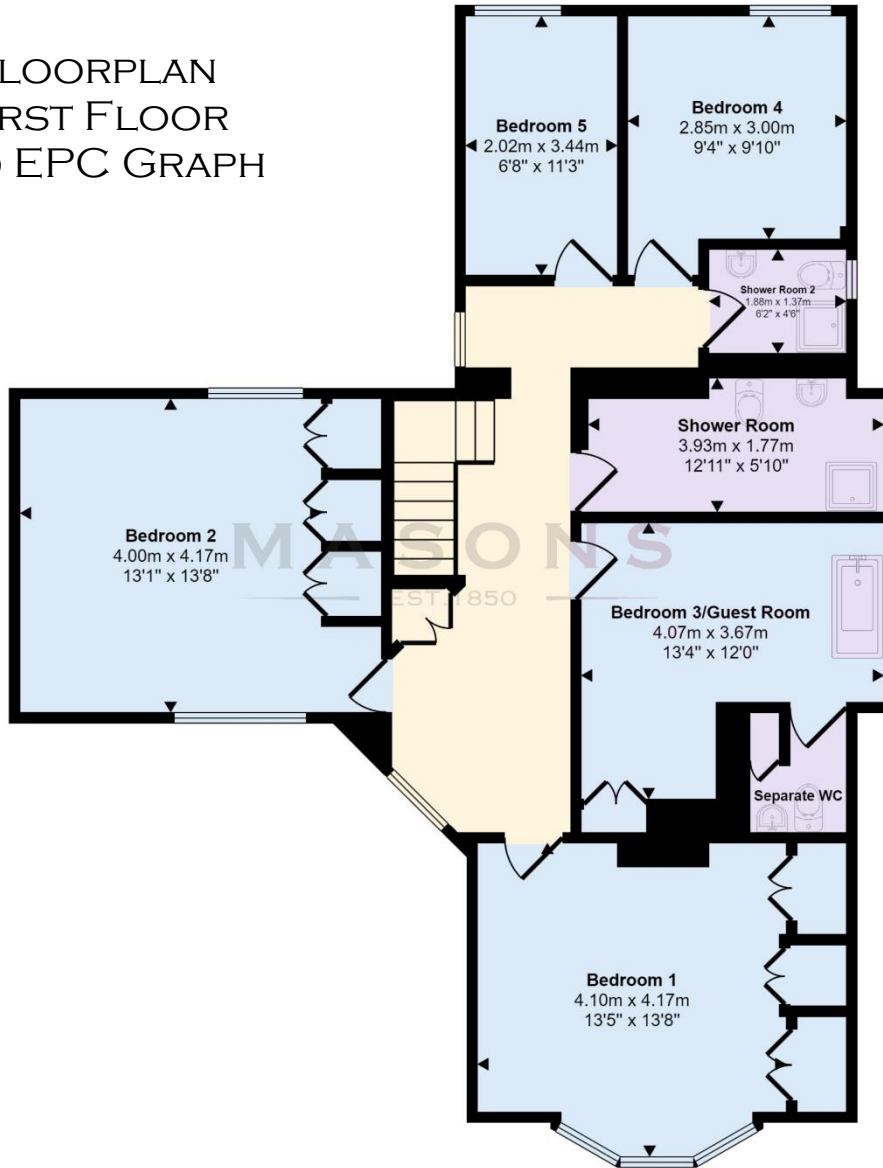


**Studio/Stores**  
Approx 38 sq m / 412 sq ft



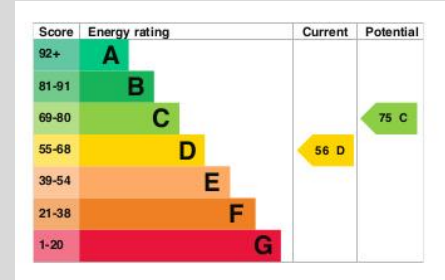


# FLOORPLAN FIRST FLOOR AND EPC GRAPH



**First Floor**  
Approx 102 sq m / 1099 sq ft

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