



MASONS
EST. 1850

30 BRIDGE STREET
LOUTH, LN11 0DP

ABOUT 30 BRIDGE STREET

Superbly positioned in the prime Conservation Area of Louth with garaging and walled garden, this beautifully appointed grade II listed townhouse has been subject to a sympathetic refurbishment to create a delightful and spacious family home. The versatile accommodation laid out over 4 floors includes 6 bedrooms and 4 reception rooms. The lower floor presenting an ideal set up for annexed accommodation. A charming walled garden at the rear provides a private space to relax with ample off road parking and double garage beyond.

Directions

From St. James' Church, starting on Bridge Street travel northwards along the road and after a very short distance the property will be found on the right-hand side.

The Property

Dating back to the 1820s, this attractive Grade II Listed, neo-classical town house is positioned in a prime location within the popular market town of Louth. The house is located close to St. James' Church at the end of a short terrace with superb architectural detailing. The property has been sympathetically renovated to a very good standard whilst retaining original features with unique original wall painting located in the drawing room, which is attributed to William Brown, famed for his Louth Panorama dated 1844. The property is very versatile and well set up for family living with entertaining spaces, having large, well-proportioned reception rooms with the lower ground floor presenting an ideal opportunity for secondary annexed accommodation which would be perfect for merging families. The property is heated by way of a modern gas-fired system. There is an owned driveway to the side and rear of the property, providing off-street parking for multiple vehicles, incorporating the double garage at the rear. Right of way is granted through the driveway for the neighbouring three properties.



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Accommodation

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

Entrance Hall

Having panelled front porch with solid timber entrance door. A welcoming hallway with flagstone floor, high ceiling with decorated cornice and picture rails and six-panel doors into principal rooms. Elegant staircase leading to first floor and down to basement, with tall window.

Sitting Room

A grand reception room with cornice and picture rails. Attractive decoration, carpeted floor and alcove to side with original retained parchment drawing, carpeted floor and sash window to front with panelling to sides. Built-in cupboards and shelving with fireplace having inset multi-fuel burner with slate hearth and marble surround.





Dining Kitchen

High-quality, hand-painted range of base and wall units finished in sage green with high-level cupboards and solid woodblock work surfaces with tiling to splashback and inset stainless steel sink. Range of built-in appliances including Britannia range cooker and Neff induction hob with extractor above, 70/30 split fridge/freezer, Neff built-in microwave, Neff dishwasher and central island unit with woodblock worktop. Limestone flag floor with spotlights to ceiling and window overlooking garden. Opening through to dining area having a very generous space with window to front, carpeted floor and multi-fuel inset burner with slate hearth and marble surround. Built-in cupboards to side with glazed doors. Cornice and ceiling rose with picture rails to walls, with the open plan space creating a brilliant entertainment area.





Office

Positioned to the rear with fireplace to side with timber surround. Window overlooking rear garden, carpeted floor and could make a further reception room.

Lower Ground Floor

A completely separate lower ground wing which could be utilised as a separate annexed accommodation, having separate rear entrance door from the garden. Coat storage area with raised stone ledge and wood-effect floor.

Lounge

With window overlooking the front, carpeted floor, neutral decoration, cupboard to side housing the electric meter and consumer unit above. Ideal as a reception room or could be used as a games room, etc.

Kitchen

Having a good range of base and wall units finished in sage green with hand-painted doors. Solid oak woodblock work surfaces with Belfast sink, tiling to splashback, space for large fridge and having built-in Hoover washing machine, built-in under-counter freezer, wood-effect floor. Ample space for dining table with opening to side into a useful pantry area with fitted shelving.

Store Room

Currently used for storage, however, would make an annexe bedroom if required. Neutral decoration, carpeted floor, window to rear.

Cloaks/WC

Low-level WC, wash hand basin, window to rear, wood-effect floor with door into Boiler Room with Ideal Logic Plus Heat 30 gas boiler with adjacent pressurised hot water cylinder and timer controls.

First Floor

Landing

A spacious landing with carpeted floor and staircase continuing to second floor with archway leading through to the forward landing area with built-in wardrobes to side and large window to front elevation, creating a bright and airy space.

Master Bedroom

A superbly proportioned master suite having large sash window to front and panelling to either side. Cast iron, open grate fire with slate hearth and marble surround, cornice to ceiling and carpeted floor with Heritage style decoration. Door through to:

En Suite Bathroom

A very smart, contemporary suite having a central free-standing, roll-top bath adjacent the window. To the side is the large, walk-in shower with thermostatic mixer having rainfall and hand-held attachment. Limestone tiling to wet areas and floor with back-to-wall WC, twin his-and-hers wash hand basins with marble worktop and splashback incorporating cupboards below. Fitted illuminated mirror above, spotlights to ceiling, extractor fan to wall and chrome heated towel rail. Cupboard to side fitted with shelving for laundry.





Bedroom 2

A further very large double bedroom with attractive Heritage style decoration having large sash window to front with panelling surround, cornice to ceiling, twin ceiling rose and carpeted floor. Cast iron, open grate fire with slate hearth and marble surround.

Bedroom 3

A further double bedroom positioned to the rear with windows to two aspects. Carpeted floor and attractive decoration.

Second Floor

Landing

With four-panel doors to bedrooms and bathroom, landing extending to front with window.

Bedroom 4

A large double bedroom positioned to the front with a good range of built-in wardrobes with mirrored doors and central dressing table area, carpeted floor.



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Bedroom 5

A further large double bedroom positioned at the front with sash window, attractive decoration and carpeted floor.

Bedroom 6

A further and final double bedroom positioned to rear with window overlooking the garden. Built-in wardrobes to side with central dressing table and having carpeted floor.

Family Bathroom

A large bathroom suite with central free-standing, roll-top bath adjacent the window with superb views of the church. Further window to rear, walk-in shower cubicle with screen to side and thermostatic rainfall and hand-held attachment, attractive tiling to wet areas. Back to wall WC, wash hand basin with cupboards below and marble worktop and splashback. Mirrored cabinet above, chrome heated towel rail, spotlights and extractor fan to ceiling with vinyl cushion floor.



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Outside

The property is approached from the front via concrete steps leading up to the raised ground floor entrance with balcony extending across the front with iron railings and hand rails, with the front garden laid to low maintenance gravel.

Driveway

At the side of the property is the shared tarmac driveway with gated entrance, which leads around the back to the owned parking spaces providing parking for multiple vehicles, while adjacent is the:

Double Garage

Having twin double timber entrance doors providing access to the spacious garages, providing further parking for two cars with lights and electrics provided within.

Rear Garden

A delightful and sunny courtyard garden being extremely private and sheltered, capturing the sun all morning and most of the afternoon with high-level walled perimeter, gated access to parking area with stone-flagged patio and steps up to central area, ideal for al fresco dining and barbecues. Borders to perimeter planted with mature bushes and shrubs with outside tap and lighting. Low maintenance slate shingle to side and superb views of St. James' Church spire. Useful timber-built bin storage enclosure to side with access door into the lower ground floor.

Viewing: Strictly by prior appointment through the selling agent.

Location

The house stands in a prime residential area of Louth just adjacent to St James Church in the town centre. Beaumont's deli' and café can be found opposite 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.

General Information

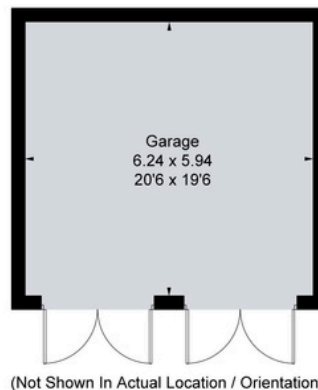
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise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



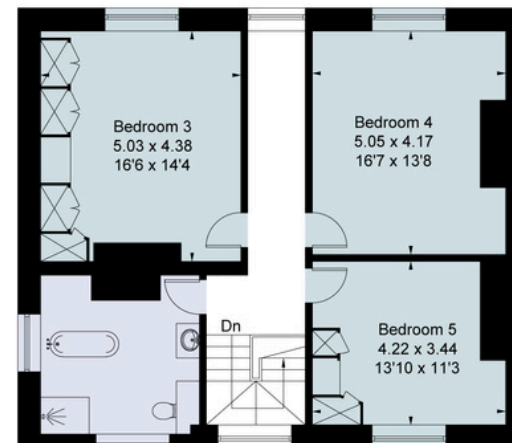
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Approximate Area = 348.7 sq m / 3753 sq ft
 Garage = 37.2 sq m / 400 sq ft
 Total = 385.9 sq m / 4153 sq ft
 For identification only. Not to scale.
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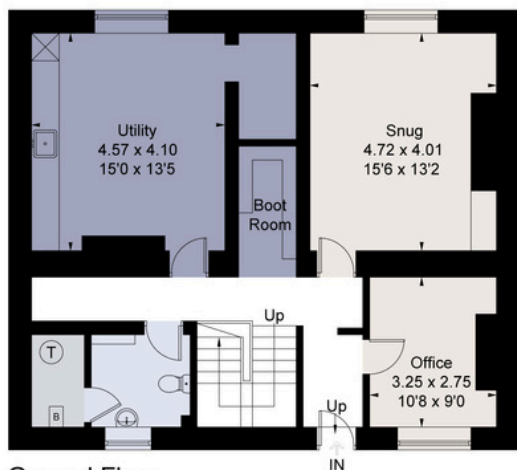


(Not Shown In Actual Location / Orientation)

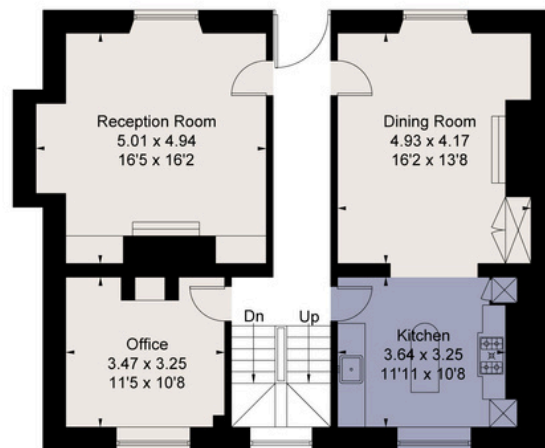


Third Floor

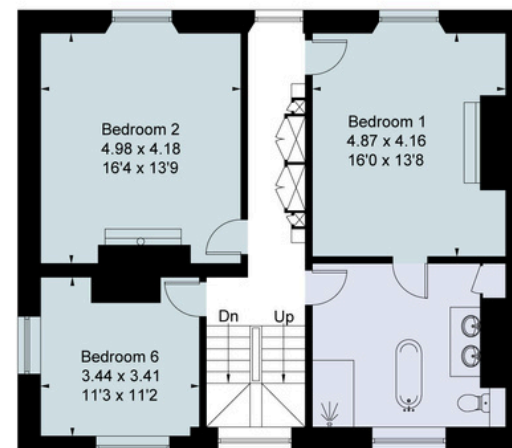
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Important Notice

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