

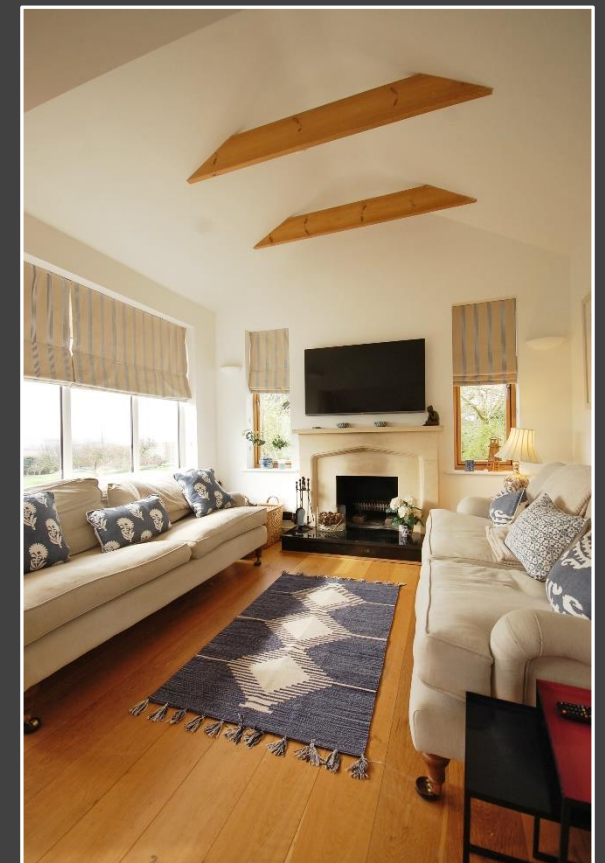


Julian Bower House  
Louth LN11 9QN

**M A S O N S**  
EST. 1850

# Julian Bower House, Julian Bower, Louth, Lincolnshire LN11 9QN

A unique opportunity to enjoy an amazing Lincolnshire Wolds rural lifestyle just ten minutes' walk from Louth town centre. Set in mature mainly lawned grounds of around 1 acre (STS) and with stunning south views, this individual detached home has versatile character accommodation including up to 5 double bedrooms, two shower rooms, bathroom, a contemporary open-plan kitchen, dining and living room, study, family room, superb lounge, split-level decking through bi-folding French doors, detached double garage, family size gazebo and summer house. Quietly located on a small unmade lane.



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## Directions

From St James Church travel south along Uppgate, carry straight on at the traffic lights and at the crest of the hill, turn right along the private lane which is Julian Bower. Just after the top of the rise, the property will be found on the left side.

## The Property

The house is thought to date back to the late 1800's and has rendered brick principal walls beneath mainly pitched timber roof structures covered in concrete tiles. Orientated just east of south, the windows of the main rear elevation command some stunning views over the rolling Wolds countryside beyond the large garden and it is easy to forget that this house is just a short distance from the centre of Louth.

The house was previously owned by a former headmaster of the Grammar School and his research indicates that in early times a Julian's Bower or turf maze used to stand in this position, similar to one in existence overlooking the River Trent in Alkborough, and that this was a place where the men of Louth would meet, such as the time of the Lincolnshire Rebellion of 1535. The name was adopted by the house in the last 60 years and there is a mosaic floor-tiled "maze pattern" in the front hallway.

The present owners have transformed the house by extension and alteration, creating a superb open plan kitchen with living/dining space all taking full advantage of the natural light and amazing outlook. The main reception room has also been enhanced to include construction of a feature working fireplace. The first-floor shower room and bathroom have been refitted in contemporary style with white suites and the cloakroom suite has also been renewed. An impressive detached double garage has been constructed and the private drainage has a new bio-tec unit on an annual contract.



*Photo Schedule*

01507 350500



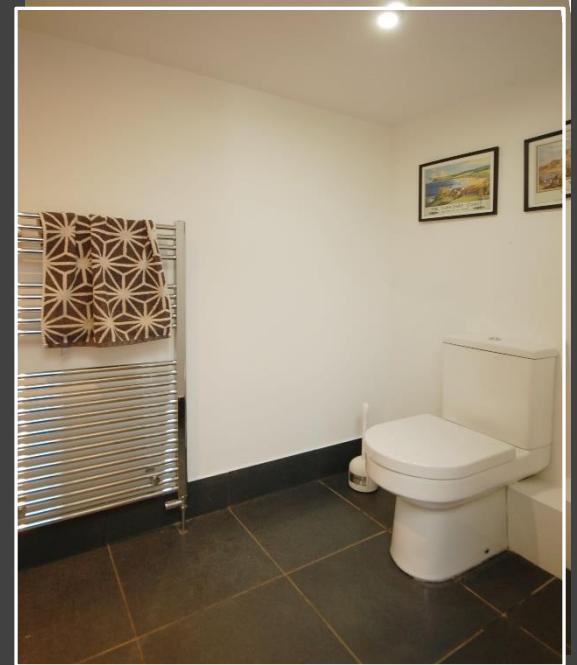




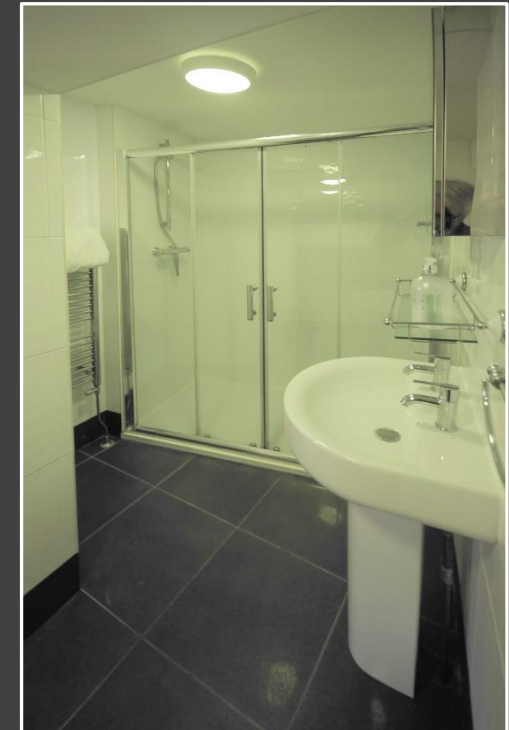
























**Accommodation** (Approximate room sizes are shown on the floorplans which are indicative of the room layout and not to specific scale)

## Ground Floor

### Front Entrance

with **Portico** having fluted pillars and panelled front door to the **Front Hallway** with tessellated floor as described above and coat hooks. Door and steps down to a **Cellar** approximately 3.79m square overall, with pillars and brick floor – just waiting to be made into a wine cellar!

### Side Hallway

used more often than not, forming the entrance to the house from the driveway through a contemporary oak panelled door with 3 window panes, and enjoying natural light from a domed skylight above. Oak flooring and central heating thermostat.

### Cloakroom off

Recently re-fitted with a new white suite of low-level dual-flush WC and vanity over white gloss double doors to a base cupboard and having splashback and large mirror over. Ceramic-tiled floor, chrome ladder style radiator/towel rail, ceiling spotlights and extractor fan.

### Open plan Kitchen/Dining Room and Sitting Room

An exceptional entertaining and cooking area with two wide sets of modern bi-folding French doors and a bay window, all flooding this space with light and

the former opening the kitchen and dining areas out onto timber decking which is elevated above the rear gardens with a stunning outlook. The kitchen units are finished in a subtle pale green with granite work surfaces and upstands, Belfast sink inset, dishwasher and fridge-freezer. Peninsular breakfast bar with oak block surface, 3 pendant lights above, curved corner base units and wine cooler. Rangemaster range cooker with two ovens, 5 gas rings and griddle, glass splashback and stainless-steel cooker hood with tile back over. Oak flooring continuing into the **Dining and Sitting Areas**, tall designer radiators and ceiling spotlights. Smeg glass-fronted flame effect gas fire and rear walk-in bay window.

### Utility Room

Ceramic tiled floor in grey, roll-edge granite effect work surfaces with stainless steel sink unit, space with plumbing for appliances, double base unit, wall shelves and space for an American style fridge/freezer. Worcester condensing gas fired central heating boiler and electricity consumer unit with MCB's. Further door with glazed panel to outside.

### Rear Hallway

With oak parquet floor and double-glazed French doors onto the patio. Staircase with handrails to the main house first floor.

### Lounge

A charming room with front and rear bay window, picture window overlooking the garden and a feature stone fireplace with raised granite hearth and

recessed grate; tall window on either side. Vaulted ceiling with beams, shaped brackets to front bay, 8 wall uplighters and tall designer radiator.

### Study

With oak floor and window overlooking the front pathway. Wall cupboard with gas meter.

### Library/Family Room

With painted ceiling beams, spotlights, wall lights and oak effect laminated floor covering. Pine open-tread staircase to above and side bay window facing the front pathway to the house. Step up through pine ledged and braced door to an **Inner Lobby** with airing cupboard housing the Stelflow water cylinder for the pressurised hot water system. Further doors to the fourth bedroom and shower room.

### Bedroom 4

A good size double room with dual aspect and oak effect laminated floor covering. **Shower Room** adjacent, with white suite comprising low-level dual-flush WC, pedestal basin and wide ceramic-tiled and glazed shower cubicle with mixer unit. Ceramic-tiled floor and wall tiling in the shower area. Extractor fan and chrome ladder style heated towel rail.

### First Floor (front wing)

### Bedroom 5

A double room with painted wall panelling and approached from a small landing.

**First Floor (Main House)**

**Landing** on split levels.

**Bedrooms 1 and 2**

Are at the rear of the house and mirror each other in shape each having a built-in range of wardrobes with top cupboards, dressing table and drawer in white. Each has a walk-in bay window providing exceptional views towards the Wolds and across the main garden; one of these rooms has a second window on the east elevation and wall light points.

**Bedroom 3**

A dual aspect room with two steps up from the landing, two wall lights and fine views.

**Bathroom**

Re-fitted with a white suite and contrasting matt blue units all enclosed by tile effect splash-boarding. Panelled bath with chrome shower mixer unit above and glazed side screen, suspended vanity unit with base cupboard and washbasin having chrome mixer pillar tap. Low level dual-flush WC. White ladder style radiator/towel rail. Part sloping ceiling, front window, limed oak effect flooring and double doors to built-in linen cupboard. LED illuminated wall mirror.

**Shower Room**

Also re-fitted with walls and flooring complementing those of the bathroom. White suite and contrasting grey vanity unit incorporating the sink unit with pillar tap and concealing the cistern of the dual flush low-level WC. Marble effect surround to the wash-basin and plinth shelf over with LED illuminated mirror above. Glazed folding screen doors to the shower

cubicle which has a chrome mixer unit, handset on rail and drench head over. White ladder style radiator/ towel rail and side window

**Outside**

There are two 5-bar gates from the lane, one opening into the garden and the second onto a spacious gravelled parking area for several cars.

**Detached Double Garage**

of rendered block construction beneath a pitched concrete tiled roof. Remote-controlled motorised roller door, strip lights, power points and consumer units. Attached, at the side and facing the garden is a **Pergola** with roof extending from the garage and timber pillars forming openings to lower deck with steps up to the main decked area above with a stainless steel and cable-wired surround. The pergola is ideally orientated for the afternoon and evening sun. To the rear of the garage there is also a timber **Summer House**.

The gardens of this property are a truly delightful feature extending to around 1 acre in total (sts). They stand mainly on the south side of the house and therefore enjoy a warm, sunny aspect throughout the day, with the main area formed by a gently sloping lawn. The lawn is interspersed with many established ornamental trees, shrubs and bushes to include specimen copper beech, silver birch, blue cedar, flowering cherry, maple and chestnut. Spring flowers include aconites, snowdrops, bluebells and daffodils along the hedgerows.

On the west side part of the garden was formerly a tennis court but is now designated as kitchen garden with an orchard of apple, plum and nut trees together

with some soft fruit canes. Beyond the west hedge, there is a green lane which is understood to belong to the house subject to a right of access for the owner of the field to the south.

**Viewing:**

Strictly by prior appointment with the selling agent

**Location**

Louth is known as the Capital of the Wolds and 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. The Louth Conservation Area features many splendid Georgian and Victorian **Location**

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar the Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure

Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. 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. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

### 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 and electricity whilst drainage is to a private system, but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band D.

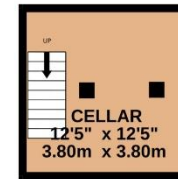
NB - An overage clause will apply to the sale in respect of planning permission acquired for any additional separate dwellings - contact the agent for more details.



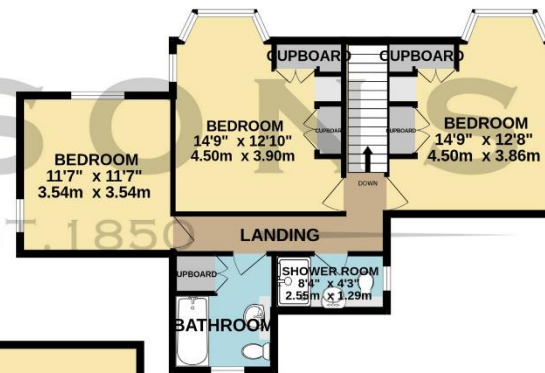
GROUND FLOOR  
1730 sq.ft. (160.7 sq.m.) approx.



DOUBLE GARAGE AND PERGOLA  
436 sq.ft. (40.5 sq.m.) approx.



CELLAR  
152 sq.ft. (14.2 sq.m.) approx.



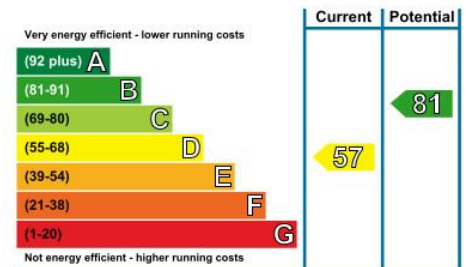
1ST FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



## Floorplans and EPC Graph

A PDF of the full EPC can be emailed on request

### Energy Efficiency Rating



TOTAL FLOOR AREA : 3159 sq.ft. (293.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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EST. 1850