



The Mansion Stables 21 Westgate Louth LN11 9YJ

£500,000

Council Tax Band B

JOHN TAYLORS  
EST. 1859



A rare opportunity to acquire this delightful link detached home, formally the Georgian coach house and stables to the adjoining historic Grade II \* listed house known as The Mansion. Steeped in character and heritage this unique residence offers a blend of period charm and practical living in a highly sort after west side location. The property benefits from ample off street parking, including a large garage and boasts a secluded mature garden-perfect for outdoor entertaining or quiet relaxation. Conveniently located within an easy reach of the town centre, it offers both tranquility and accessibility. Offered with no onward chain, this exceptional property presents a wonderful opportunity to own a piece of the towns history. EPC rating tbc.

Louth is an attractive market town with a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre. The town is positioned on the edge of the Lincolnshire Wolds a designated area of natural beauty and is situated some 25 miles north -east of the city of Lincoln and some 16 miles south of the town of Grimsby.

## Rooms

### Entrance Hall

With feature fireplace having pine surround and cast iron hob grate, built-in base cupboards, part glazed panel front entrance door with fan light over, staircase to 1st floor with under stairs storage cupboard, radiator. Maximum measurements 7'8" x 16'4" (2.38m x 5m)

### Office

With fitted worktop and cupboards below, shelving, radiator and sash window.

6' x 15'8" (1.83m x 4.82m)

### Kitchen

With fitted pine wall and base cupboards, Belfast sink, tiled worktops and splashback, space for dishwasher and washing machine as well as a gas point for a cooker, radiator, sash window, extractor fan and floor hatch providing access to a cellar which runs the length of the kitchen. 8'5" x 15'5" (2.6m x 4.74m)

### Dining Room

With large fix panel double glazed window, two sash windows with secondary glazing, radiators and exposed ceiling beam. 17'2" x 16'4" (5.26m x 5m)

### Inner Hallway

Which still retains as a feature some of the original timber from the stable stalls, radiator, sash window & external timber door.



### **Bedroom 1**

With radiator, sash window having secondary glazing.

11'1" x 10'8" (3.4m x 3.17m)

### **Bedroom 2**

With sash window having secondary glazing, radiator and access to roof space. 6'5" x 10'4" (2m x 3.2m)

### **Utility Room**

With plumbing for washing machine, built-in airing cupboard housing hot water cylinder, tiled floor, sash window, period pine ledge & brace door, radiator, Worcester gas fired central heating boiler and timer control. 8'6" x 6'2" (2.63m x 1.91m)

### **Bathroom**

With tiled panel bath, wash basin, tiled shower cubicle, part tiled walls, tiled floor, radiator and extractor fan.

8'6" x 8'8" (2.64m x 2.69m)

Stairs leading to 1st floor with sash window.

### **Bedroom/Sitting Room**

With sash windows to front and rear elevations having secondary glazing, attractive exposed roof beams, radiators and doorway to: 16'8" x 18'3" (5.14m x 5.6m)

### **Bedroom 3**

With sash window, attractive exposed roof beams, and radiator. 8'4" x 13'1" (2.57m x 4m)

### **Outside**

The property is accessed via a shared driveway which leads to a cobbled courtyard, which is a real suntrap and includes an old water pump and Georgian lead water tank. To the south side of the garage is a shared walkway leading to a secluded garden which has a shaped lawn, flower and shrub borders, mature and semi mature shrubs and trees.

### **Garage**

With timber folding garage doors, pedestrian access door, part of the garage is partitioned off with a timber stud wall. Maximum measurements. 19'6" x 26'5" (6m x 8.1m)

### **Services**

The property is understood to have mains water, electricity, drainage and gas. Gas central heating.

### **Broadband**

We understand from the Ofcom website that standard broadband is available at this property with a standard performance 19 Mbps and upload of 1Mbps, Superfast download speed of 80 Mbps and upload speed of 20 Mbps. Ultrafast broadband is also available with a download speed of 10000 Mbps and an upload speed of 10000 Mbps. Openreach and Next fibre an Quickline are the available networks.

### **Mobile**

We understand from the Ofcom website there is 68% performance from three, 81% with Vodafone, 78% 02 and 80% with EE.

### **Tenure**

The property is understood to be freehold.

### **Council Tax Band**

According to the government online portal, the property is currently in council tax band B.





FLOORPLAN

### John Taylors

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	0	0
England, Scotland & Wales		
EU Directive 2002/91/EC		