



The Mansion Stables 21 Westgate Louth LN11 9YJ

£480,000

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 E.

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

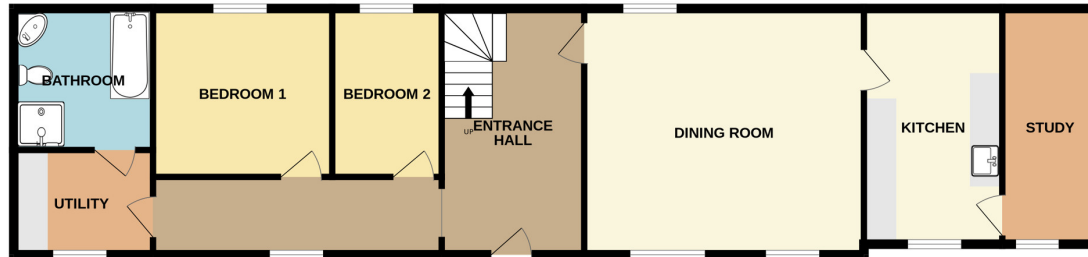
The property is understood to be freehold.

Council Tax Band

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



GROUND FLOOR
1008 sq.ft. (93.7 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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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