

TES PROPERTY

WESTGATE, LOUTH, LN11

OFFERS IN THE REGION OF £950,000



Located down the sought after Westgate in the market town of Louth, this breathtaking Grade II listed property is a hidden gem. With its grand architecture and impressive features throughout, this property offers a unique blend of historical elegance and modern comfort.

Boasting five spacious double bedrooms, with two en-suites, a family bathroom and wet-room, this home provides ample space for families or those who enjoy hosting guests. The property offers spacious and versatile rooms throughout with two reception rooms, a large office, kitchen, dining room and much more!

Externally the grounds are equally impressive with three split-level gardens with stunning views of St. James Church and features the River Lud running through the rear of the garden.

This is an opportunity not to be missed for those looking to invest in a truly exceptional property.





Location - Louth
The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln. It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

Entrance Hall
25'5" x 20'4"
Enter the property into the impressive hallway with feature archways where there is a grand staircase leading to the first floor, a feature multi fuel burner, tiled flooring, coving and spotlights, three radiators and a window to the front. Doors lead into all ground floor room and a door leading out to the rear garden.

Ground Floor W.C
3'11" x 4'5"
Fitted with a high level traditional pull lever flush W.C and wash hand basin, tiled flooring, window to the front with shutter blinds, spotlights and coving to the ceiling.

Reception Room
15'5" x 13'11"
Cosy room with feature fireplace, wooden flooring, window to the front, radiator, spotlights and coving to the ceiling.

Kitchen
16'2" x 14'9"
The kitchen is fitted with a range of attractive shaker style wall, base and drawer units with granite worktop over incorporating a double bowl sink with mixer tap and boiling water tap. There are a range of integrated appliances including a dishwasher, coffee machine, grill, stainless steel range cooker with 5 ring gas hob and space for an American style fridge freezer. A central island provides further cupboard space with granite and wooden worktops. There are spotlights, tiled flooring, coving, window to the rear and radiator.

Pantry
11'8" x 7'6"
With further storage space with wall and base units with worktop over and tiled flooring.

Dining Room
16'7" x 12'5"
Spacious room proving ample space for a dining table, feature fireplace, windows and doors to rear, radiator, coving, spotlights and dado rail.

Reception Room
26'9" x 17'11"
Large room with fireplace, windows to the rear and side, two radiators and coving to the ceiling.

Office
19'11" x 18'2"
Large versatile room with windows to the front and side with shutter blinds, fireplace, two radiators, coving and spotlights to the ceiling.

Landing
Spacious landing with access to all first floor rooms, skylight, storage cupboard, radiator, coving and spotlights to the ceiling. Drop down landing space with a second staircase leading down into the kitchen.

Bedroom 1
19'1" x 18'0"
Sizable double bedroom with windows overlooking the rear garden with views of St. James Church, open fireplace, two radiators, coving and spotlights to the ceiling.

En-Suite
10'2" x 6'9"
Fitted with an attractive three piece suite consisting of a traditional roll top bath with mixer tap and additional attachment, large wash hand basin with mixer tap and a traditional pull lever flush W.C. There is a window to the side, tiled walls and flooring, coving and spotlights to the ceiling.

Dressing Room
13'9" x 7'3"
Ample space for storing and hanging clothes with clothes rails to three walls, and spotlights to the ceiling.





















Bedroom 2
12'6" x 17'11"
Double bedroom with fireplace, windows to the front and side, radiator, coving and spotlights to the ceiling.

En-Suite
5'1" x 8'5"
Fitted with a three piece suite consisting of a shower cubicle with sliding door, W.C and wash hand basin. Tiling to the floor and splashbacks, window to the front, extractor, coving and spotlights to the ceiling.

Bathroom
9'6" x 9'1"
Fitted with a four piece suite consisting of a shower cubicle with glass door, traditional pull lever flush W.C, traditional roll top bath with mixer tap and additional attachment and wash hand basin. Feature fireplace, tiled flooring and splashbacks, heated towel rail, extractor, coving and spotlights to the ceiling.

Bedroom 3
17'1" x 12'6"
Double bedroom with windows overlooking the rear garden, fireplace, storage cupboard, radiator, spotlights and coving to the ceiling,

Bedroom 4
14'0" x 11'10"
Double bedroom with window to the front, radiator, coving and spotlights to the ceiling.

Bedroom 5
14'4" x 12'0"
Double bedroom with fireplace, window to the front, built in wardrobe, radiator, coving and spotlights to the ceiling.

Wet Room
12'6" x 7'11" (max)
With walk in shower, W.C and wash hand basin with mixer tap and cupboards below, tiled flooring and splashbacks, window to the rear, heated towel rail and spotlights to the ceiling.

Laundry Room
6'5" x 5'8"
With space and plumbing for a washing machine and tumble dryer, clothing rail, window to the side, tiled floor and spotlights to the ceiling.

Outside

Top Garden
A spacious patio area provides ample space for alfresco dining and entertaining which overlooks the beautiful gardens with impressive views of St. James Church. The area leads to the garage and log store, with an outside tap and gateway leading to the roadside. Steps lead down to a sizeable area laid to lawn with mature trees, shrubs and plants. Steps lead down to;

Middle Garden
Circular in shape and laid to lawn with central feature sundial with mature shrubs and plants surrounding the area. Pathways to either side and two vine covered timber seating areas. Further steps lead down to;

Bottom Garden
A feature centre gravelled walkway surrounded by hedging with attractive plants and shrubs. Laid to lawn garden with bench sitting area and summer house overlooking the stream. As you continue down the you will find a greenhouse, vegetable and herb garden with a range of fruit trees.

Rear Garage
20'6" x 15'7"
With up and over door, power and lighting. Stainless steel sink with drainer, personnel door to the side.

Front Garage
25'8" x 12'6"
With bi folding doors, personnel door to the side and stairs to room above which measures 4.87m x 3.83m

Services
Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure
The property is freehold.

Brochure Prepared
July 2025.

Viewings
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm























FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

⊏⊐⊏⊐ Denotes restricted head height

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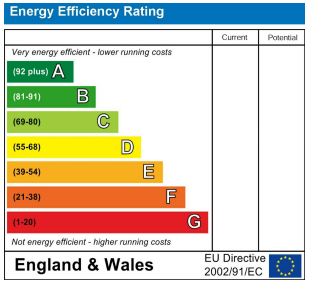

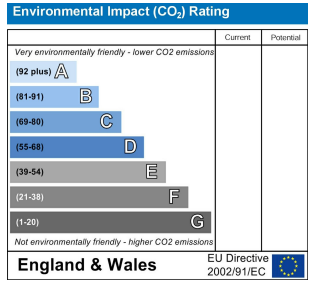



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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