



Time House
Louth LN11 9HY

M A S O N S
SALES & LETTINGS

- **A most attractive period town house**
- **Quiet and secluded setting**
- **Elegant and beautifully presented throughout**
- **3 reception rooms and 4-5 bedrooms**
- **Detached single garage and parking for 3 cars**
- **Stylishly decorated in neutral colours**
- **Superb original pine floorboards**
- **Sizeable and mature gardens at the front**

Directions

From St. James' Church proceed north along Ugate towards the traffic lights. At the lights turn left, and proceed along Newmarket past the Cattle Market and The Boars Head Pub. Around 100 yards after the pub, turn right onto Linden Walk. Continue along Linden Walk for around 200 yards, Hill Terrace is found on the left hand side. Time House is at the far end of Hill Terrace on the left hand side.

Situation

The property stands in a quiet residential area of Louth, a popular market town known as the Capital of the Lincolnshire Wolds and positioned on the eastern fringe of this area of

outstanding natural beauty. There are 3 markets each week and the town has many individual shops, highly regarded primary, secondary and grammar schools, many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the southwest.

The Property

Time House is positioned at the end of a small secluded and tree-lined private lane serving just 6 period homes and is attached to properties at the rear which were very probably former wings and outbuildings of the original house (see photo on last page) When viewing the property, turn through the wrought iron hand gate onto the stone terrace leading to the handsome pillared portico with steps up to the front door. The house overlooks its own charming walled gardens which are on the south side in front of the main elevation with sweeping, mature borders.

This elegant and versatile 4/5 bedroom home dates back to the 1840s and has recently been superbly re-styled combining fashionable neutral colour schemes (mainly White Mist, Chantilly and Hints of Grey) with many period features including the restored original pine floorboards. The house faces south-west with light flooding the front reception rooms and bedrooms. On the lower ground floor a rear

hallway has independent access from outside and doorways to the spacious family dining-kitchen, beamed dining room and a guest wing with bedroom and en-suite bathroom or potentially a home office if preferred. A second family bathroom and separate toilet have only recently been refitted in white.

Accommodation

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

Entrance Hall

Approached through a heavy panelled front door with glazed fanlight over, this grand hallway is open to the first floor ceiling above and features an impressive return staircase with balustrade and handrails. Radiator, panelled doors to the reception rooms and stairs down to the lower ground floor.

Drawing Room

A bright and elegant double aspect room of beautiful proportions. A large bay window overlooks the front gardens and there is a working Minster Stone fireplace, radiator, deep skirting boards, cornicing, dado and picture rails and an ornate ceiling rose.



Living Room

Another impressive room, again with fabulous ceiling heights, large front bay window, a fireplace with tiled inserts, radiator, deep corninging, picture rails and dado rails.

Lower Ground Floor

Rear Hallway with window to the rear, recessed storage cupboard, door to the outside and doorways to : -

Dining-Kitchen

A characterful family kitchen with painted wooden beams, and panelled walls, tiled floors and a fitted range of bespoke units made from solid pine and painted in Hints of Grey with deep natural pine work surfaces. Concealed within the units is space with plumbing for a Dishwasher and for a Washing Machine and there is space for a freezer and upright

refrigerator. The room comfortably takes a central table and has a recessed Range Cooker in a tiled surround. Rear window over a double Butler's sink below and larder bay projecting at the front of the house with awning window over. Ample wall shelving for storage and display purposes. Radiator, doorway and step up to the: -

Dining Room

Enjoying a private and secluded feel with a low painted beamed ceiling, radiator and recessed alcove display shelf.

Guest Bedroom Suite or Home Office

Contemporary with clean lines, projecting bay with awning window as in the kitchen (double-glazed), and vinyl flooring. Potentially a 5th bedroom, a bed-sitting room or study. Door off to the **En-Suite Bathroom** with vinyl flooring and a white suite of WC, Bath with shower over and a basin.

The main return staircase leading up from the entrance hall has a half landing with part-glazed and panelled doors to the:-

Family Bathroom

Refitted with a Cooke and Lewis white suite comprising an elegant L-shaped bath and ceramic pedestal washbasin. Pumped shower mixer unit over the bath and glazed side screen, ceramic tiled floor and walls, light operated extractor fan and airing cupboard containing the gas boiler and foam-lagged hot water cylinder. Chrome ladder style radiator/towel rail.

Separate Toilet

also refitted to complement the bathroom with white low-level WC and wash basin, part-tiled wall and ceramic-tiled floor.

The main staircase continues up to the: -



First floor Galleried Landing

With a large feature arched window to the front of the house, flooding the landing and hallway with light. Openings on each side to inner landings with panelled doors to the bedrooms.

Bedroom 1

A double room with a double glazed window to the side, radiator and space for storage.

Bedroom 2

A double room with a radiator and a sash window overlooking the front garden.

Bedroom 3

A double bedroom with a radiator and a sash window on the rear elevation.

Bedroom 4

A good single room with a radiator and a sash window overlooking the front gardens.

Outside

The house overlooks the sheltered, walled front garden which has been cleverly designed to give beautiful, mature borders, gravelled paths leading to various seating areas to include a raised patio with Pergola over and steps up to an elevated patio, nestled in a border and a perfect position to view the fine main elevation of the house.

The garden is divided by a wall along one side to create a separate smaller lawn with Espaliered trees along the fence side and a border along the wall. The utility area of the garden is cleverly concealed with Honeysuckle and is gravelled in the main, with a circular washing line and a timber **Garden Shed**. The brick built Garage is situated adjacent to the lane with an up and over door and a personnel door to the side. In addition to the garage there are 3 further parking areas.

Recreation

Louth has a recently completed sports and swimming complex together with many local clubs, athletics and football grounds, tennis, golf and bowling. There are attractive parks



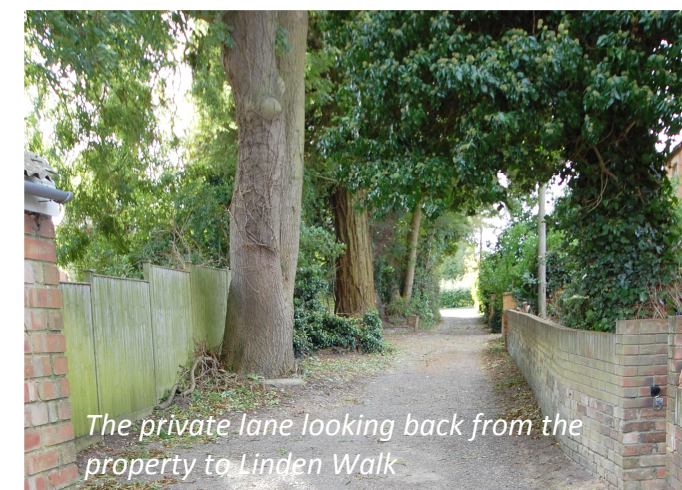
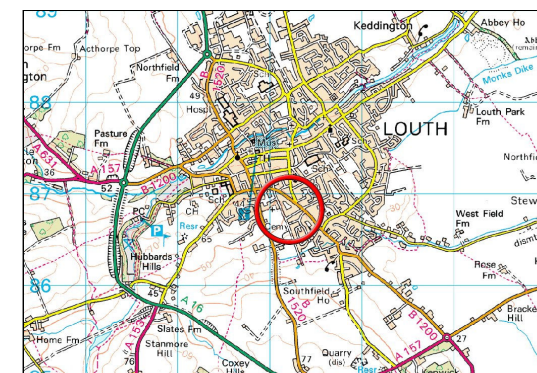


on the west side of the town centre in Hubbards Hills and Westgate Field, whilst on the south eastern outskirts is the Kenwick Park Leisure Centre with hotel, equestrian centre and further golf course. The coast is about 10 miles away from Louth at its nearest point with miles of open beaches and extensive nature reserves. The area around Louth has many fine country walks and bridleways.

Viewing: Strictly by appointment through the selling Agent.

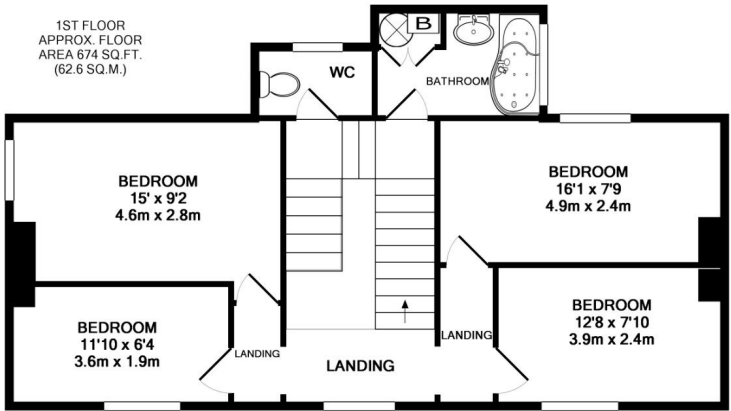
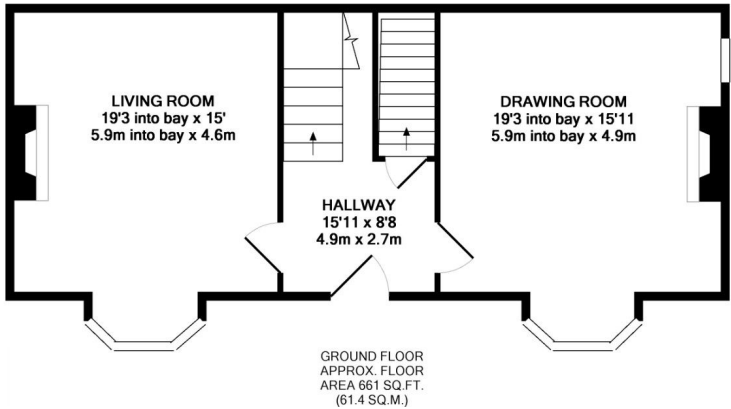
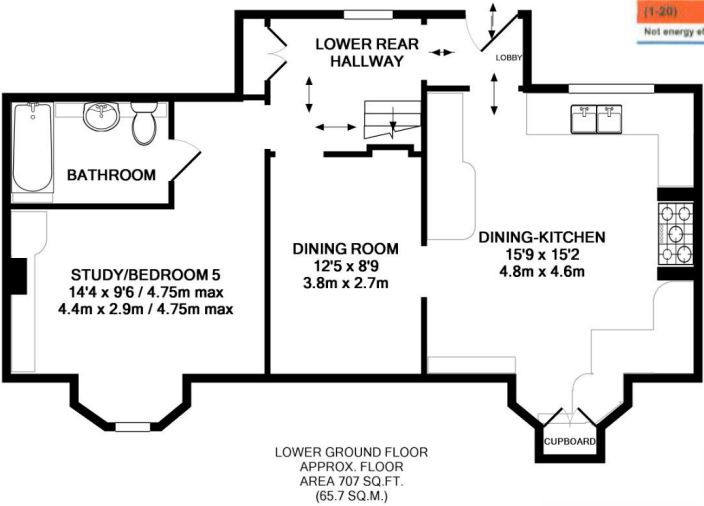
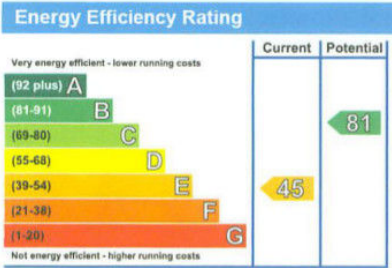
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The private lane looking back from the property to Linden Walk

Floor Plans and EPC Graph



TOTAL APPROX. FLOOR AREA 2042 SQ.FT. (189.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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