



Greenwich Cottage

75 Queen Street, Louth, Lincolnshire, LN11 9BJ

- An attractive Victorian cottage located within easy walking distance of the town centre.
- Greatly improved by the present owners and finished to a high specification.
- Impressive Garden studio ideal for a variety of hobbies or as a home office with commercial potential (STP)
- Walled sun-trap garden laid to lawn featuring a pergola and variety of shrubs, plants, trees and a pond.
- Valuable town-centre off-road parking with gated access.
- Beautiful character property in the Conservation Area.
- New central heating system with Baxi gas combination boiler which is regularly serviced.
- Three double bedrooms and two reception rooms
- Stylish dining kitchen in bold Farrow and Ball colour scheme with appliances
- Utility Room with Cloaks/WC



Directions

From St James Church proceed south for a few yards along Upgate, turn immediately left into Little Eastgate and follow this road until it joins Eastgate. Continue through the Town until you reach the first mini roundabout. Turn right towards Church street and immediately after the Bus station, turn right on to Queen street. The property can then be found after a short distance on the right side, but concealed from the road and set back in a secluded walled setting with a gravelled driveway approach.

The Property

This stunning character residence is believed to date back to 1842 and the owners' research has revealed that the property was once the Brown Horse beer/alehouse. The original cottage has solid brick faced principal walls with a timber framed roof structure and clay interlocking tiles. The extension has brick faced principal walls with cavity insulation. The charming timber-framed double-glazed sash windows have recently been overhauled with new sashes. The cottage has a gas central heating system with Baxi combination boiler. The gated driveway affords ample and secure parking space.



Accommodation

The accommodation comprises of three double bedrooms, family bathroom and two reception rooms and an impressive kitchen/diner. Each of the rooms are decorated tastefully and all have recently been painted and fitted with new flooring. Externally, there is a garden studio which is currently being used as a painting work space. This offers a live/work lifestyle and could be utilised for a home office or beauty therapy studio (STP). All the rooms are of good size and the property would suit a small family or retired couple.

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Ground Floor

Reception Area / Kitchen Diner

An attractive 8 pane wooden framed door leads into a reception area which is open-plan with the kitchen/diner and has an open-sided staircase to the first floor. The kitchen area is fitted with a range of base and wall units finished in a striking Farrow and Ball colour scheme with open wall shelf units and roll-edge work surfaces with ceramic-tiled splashbacks.



There is an AEG American style fridge freezer with 4 year warranty, a BEKO cooker/grill and a Bosch electric hob with cooker hood. There is a gas connection behind the electric hob and plumbing for a dishwasher in the cupboard under the sink. The room has been decorated in neutral colours and has a white ceramic sink unit set into the work surface.

Utility and Cloakroom

White suite of wash hand basin and low-level WC. The room is fitted with shelving and has plumbing for a washing machine.

Dining Room

An elegant room also finished in white with a contrasting feature wall decorated in a dark teal colour. "Peep hole" window in the corner of the room and a glass chandelier above the dining table.

Living Room

Decorated tastefully, this dual aspect room has a front sash window and French doors on the side elevation leading onto the patio and pergola. Handsome feature fireplace with flame effect gas fire set into a colour-washed brick and painted timber pillared surround with complementary overmantle mirror and mouldings. Fitted dresser adjacent with cupboards, drawer and forming a TV plinth with shelving over.

First floor

Landing

With spindle balustrade in white by the upper stairs and white 6-panel doors to the bedrooms and bathroom, together with the built-in boiler/airing cupboard containing the Baxi gas combination boiler.

Master bedroom

A good sized dual aspect double bedroom with views across the town. Oak effect floor covering and white colour scheme with red feature wall.

Second bedroom

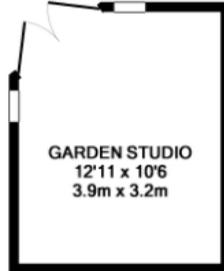
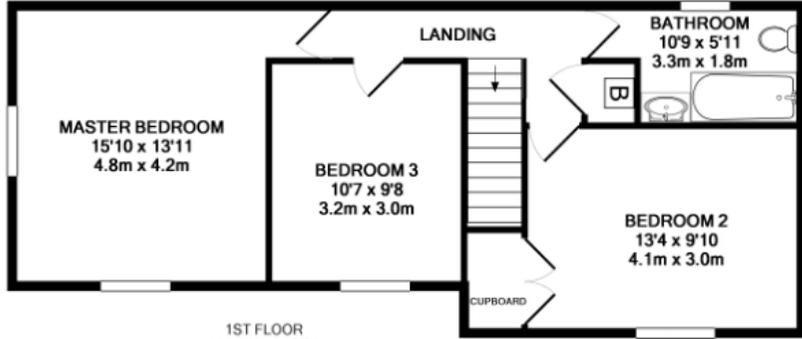
A double bedroom with deep built-in double wardrobe. The room is fitted with light grey carpets and has a feature wall finished in a bold green colour.

Third bedroom

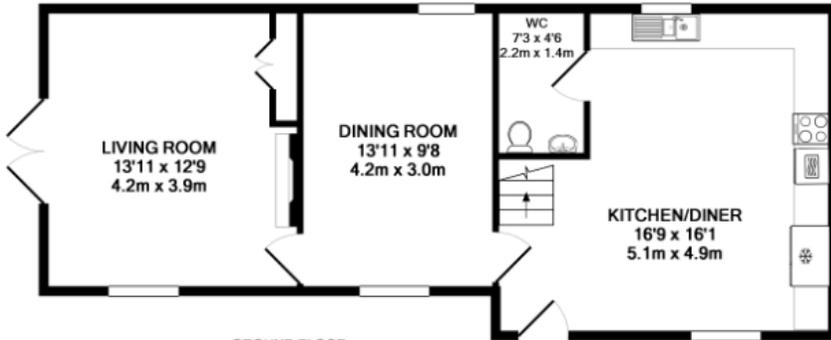
A smaller double bedroom fitted with extensive clothes rails and currently used by the present owners as a dressing room. Once more - tastefully decorated with light grey carpets.



Floor Plans



GARDEN STUDIO APPROX. FLOOR AREA 128 SQ.FT. (11.9 SQ.M.)

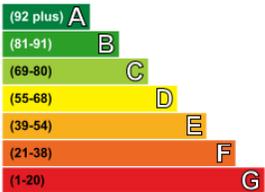


TOTAL APPROX. FLOOR AREA 1288 SQ.FT. (119.7 SQ.M.)

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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Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
56	81



Garden Studio

Family bathroom

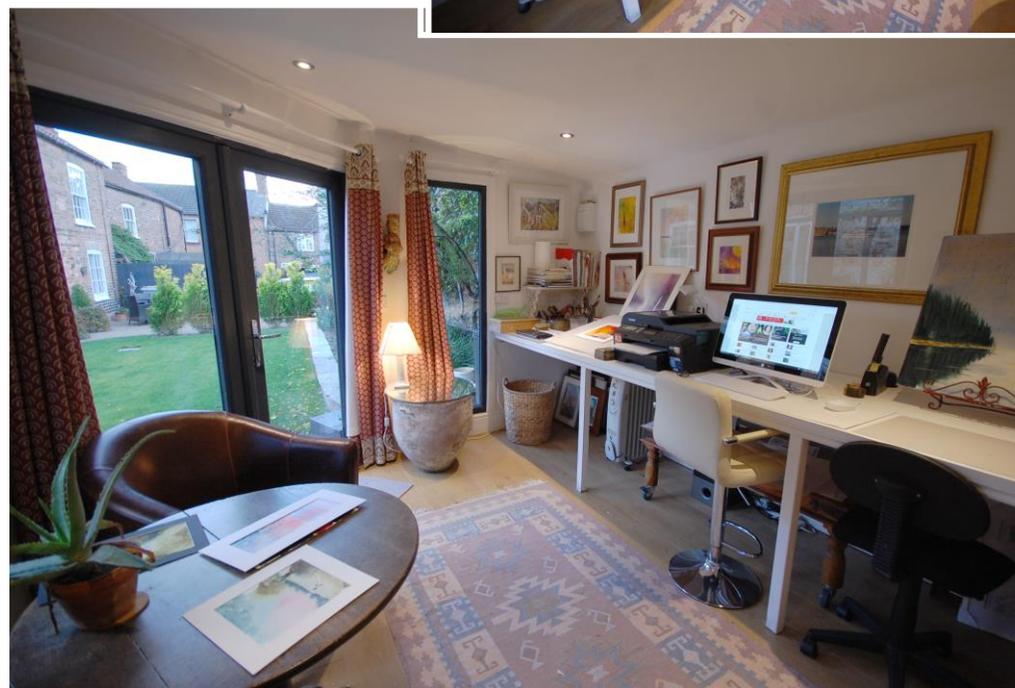
Comprising three-piece white suite of panelled bath, low-level WC and a contemporary suspended vanity unit with inset wash basin and LED mirror over. Above the bath is a designer, overhead drench shower from the mixer tap. Tall fitted mirror-fronted wall cupboards. Tiled splashbacks to full ceiling height in white

Outside

Externally, there is the valuable benefit of town centre parking along the secure gated driveway.

The sheltered walled garden forms a sun-trap for a large part of the day and is laid to lawn with an array of plants, shrubs and trees together with an ornamental pond. At the rear of the cottage is a gravelled area suitable for outdoor seating with timber pergola and flowering wisteria over This area is positioned to take advantage of the late afternoon and evening sun.

The **Garden Studio** was constructed in 2017 and has insulated timber walls and wide, angled, double-glazed French doors with tall windows adjacent facing the garden and cottage. The studio has created a valuable and versatile space ideal for a variety of hobbies, as a home-office or possible small commercial concern, subject to planning permission. There is fitted spotlighting, a long built-in desk unit in white and a number of power points.



Location

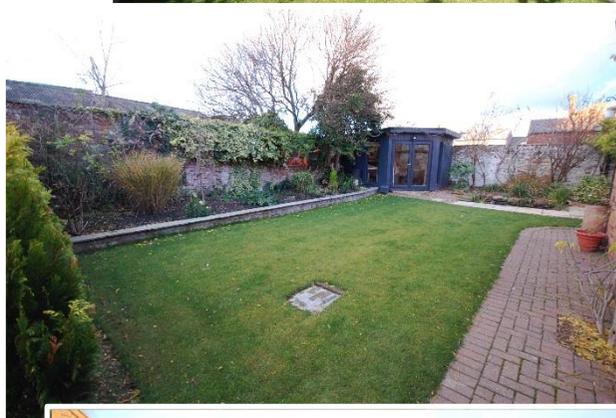
Known as the Capital of The Wolds, Louth is a market town with a variety of shops and stores, cafes, bars and bistros, schools of high repute and a range of recreational opportunities including theatre, cinema, many clubs and societies, sports and swimming centres, tennis academy, bowls, golf club, parks and the Kenwick Park Leisure complex on the outskirts with equestrian centre. Grimsby is 16 miles away and Lincoln 25 miles. The town is on the eastern edge of the Lincolnshire Wolds area of outstanding natural beauty and about 10 miles away from the coast. Greenwich Cottage stands in the Conservation Area.

Viewings

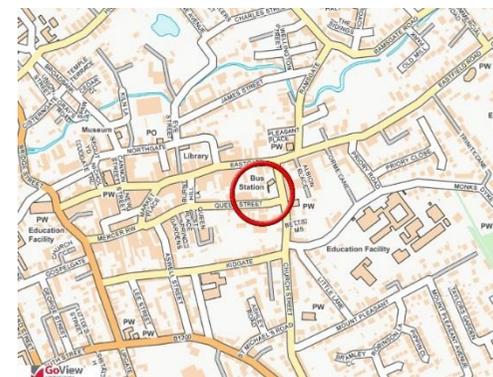
Strictly by appointment through the selling Agent.

Important 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 the accuracy of 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 on sale. It is understood that the property has mains water, drainage, electricity and gas with gas central heating although no utility searches have been carried out at this stage. The property is in Council Tax band C.



EPC – a full copy is available from the Selling Agent by e-mail as a PDF upon request. The EPC graph is illustrated on the floor plan page



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

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