



The Coach House, Bridge Street, Louth LN11 0DR

MASONS
— EST. 1850 —

The Coach House, Bridge Place, Bridge Street, Louth, Lincolnshire, LN11 0DR

01507 350500

A charming and superbly presented period mews cottage positioned in a courtyard setting just a few paces from St James' Church and the town centre, with stunning views of the spire. The attractive three-bedroom accommodation combines traditional character with contemporary amenities and there are two parking spaces and block-paved patios with the River Lud adjacent.









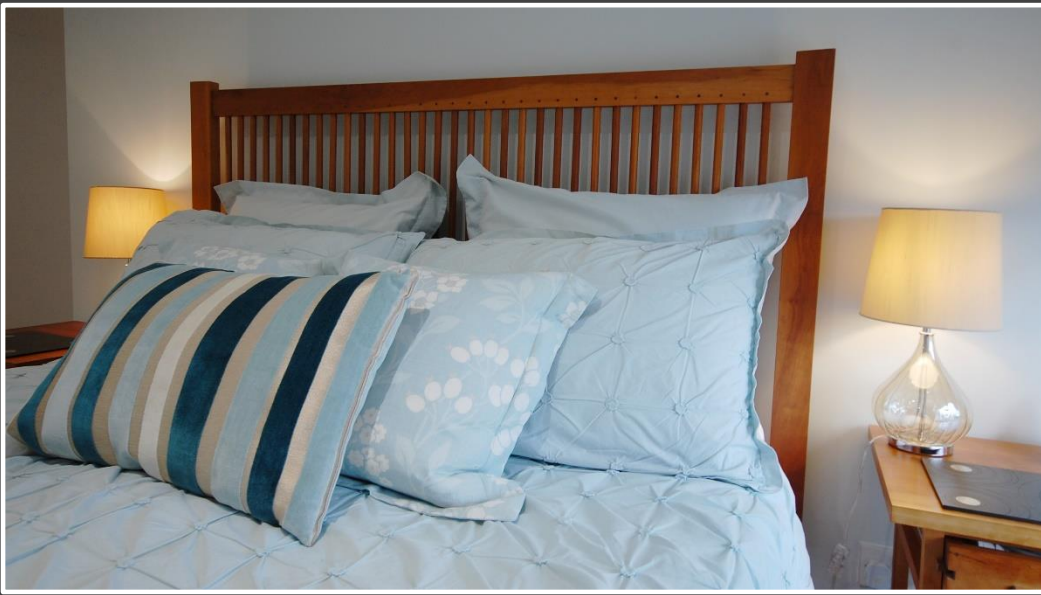




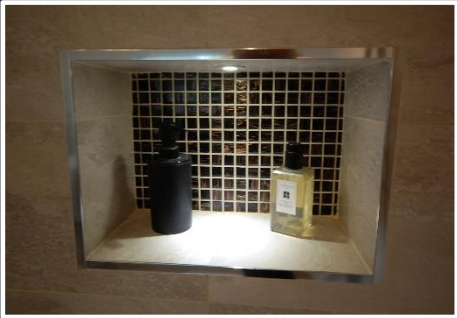
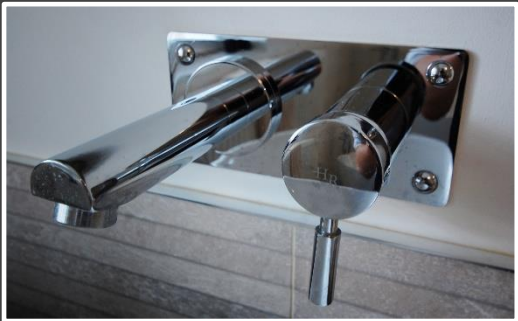




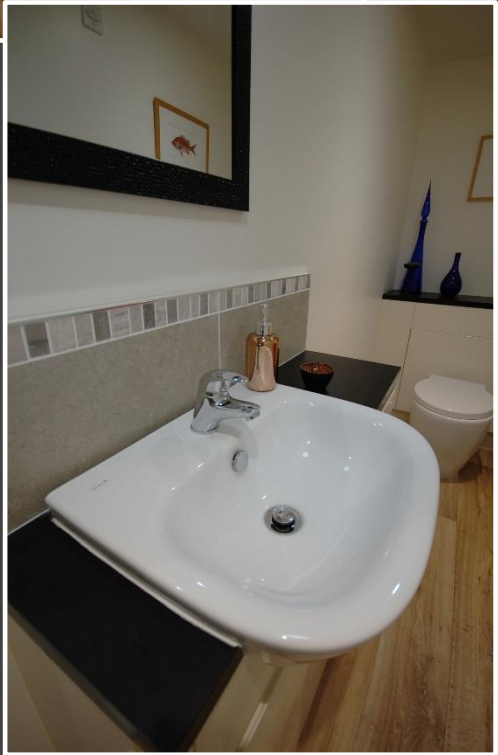
















Directions

From St James' Church proceed for just a few yards along Bridge Street and look for the coaching arch on the left immediately after Beaumont's Delicatessen and cafe. Walk through the coaching arch to the courtyard at the rear and the Coach House will be found on the right side.

The Property

Believed to date back to the early 1800s, the cottage has rustic brick-faced principal walls beneath a pitched timber roof structure covered in slate. The attractive multi pane cottage style windows are of vertical sash style on the ground floor and Yorkshire horizontal sliding sashes on the first floor. Heating is by a gas fired central heating system with a combination boiler and pressurized hot water system.

The Accommodation

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

Ground Floor

Part glazed front door with 9 arched panes and outside wall lantern adjacent.

Entrance Hall

Extending throughout the building with a walk-through square opening at the rear and hard-wearing bamboo floor. 15 pane glazed double doors on each side open into the two reception rooms creating a superb space for entertaining. White three panel double doors to a **utility cupboard** with space and plumbing for washing machine, vent for tumble dryer, radiator, wall shelving, coat hooks and clothes rail.

The hallway also has a radiator, and a rear sash window. A white six panel door opens into the: -

Cloakroom/WC

White suite of low-level WC and a vanity wash handbasin over white drawers beneath with mosaic terrazzo tile splash back. Ceramic tile floor, radiator and light operated extractor fan.

Sitting Room

A well-proportioned room with LED ceiling downlighters, two windows to the front elevation, two radiators and white six panel door through to the kitchen and study. TV aerial socket and light dimmer switch. Amazing views across the courtyard at the front towards the spire of St James'.

Dining Room

Feature staircase to the corner of the room with kitewinder turning steps and a pine pillared balustrade together with an under stairs store cupboard.

Front sliding sash window overlooking the courtyard area. Two radiators and white six panel door to a large walk-in cupboard with shelves to each side, three branch spotlight and power point.

Dining-Kitchen

Fitted with an attractive range of modern units finished in gloss pale green with quartz sparkle effect work surfaces and upstands. Inset stainless steel sink unit with single lever mixer tap.

The units comprise base cupboards, wide, deep pan drawers, an integrated faced dishwasher, built in Neff electric oven with grill and a gas four ring hob having a glazed and stainless-steel cooker hood with twin downlighters over. Integrated faced fridge freezer.

LED ceiling downlighter spotlights, oak effect laminated floor covering, radiator and front four pane sash window. Ten paned glazed French doors on the side elevation open onto the patio by the River Lud.

Study

Fitted with desks at each end of the room and having a radiator, telephone socket, two ceiling light points, wall alcove with shelving and oak effect laminate flooring.

First Floor

Landing

A good size with two windows to the rear elevation, sloping ceiling and a wall mounted up/downlighter. Radiator, smoke alarm and ceiling light point over the staircase. White six panel doors lead off.

Family Shower Room

A contemporary shower room fitted with a white suite comprising vanity wash handbasin set into a black woodgrain effect surround with high gloss light-coloured cupboards beneath, a stone-coloured ceramic styled splash-back with mosaic border and a low-level WC with concealed dual flush cistern in complementary dark wood grain effect and high gloss surround.

Wide easy access shower cubicle with glazed screen and ceramic tile walls in stone colours together with a chrome shower mixer unit.

Radiator, towel rail, LED downlights and part sloping ceiling with extractor fan.

Master Bedroom

A double bedroom of generous proportions with part sloping ceiling, radiator and wall TV power and aerial point. Light dimmer switches, two painted collar beams and LED downlighters. White louvred double doors with step down to: -

En-suite Bathroom

Particularly spacious with a white suite comprising a free-standing slim double ended tub bath of contemporary style with tall chrome column mixer tap having a shower handset; suspended vanity wash handbasin with dark wood grain effect drawer unit beneath and louvre style ceramic tile splash-back with a wall mounted chrome tap and spout over the basin. Large easy access shower cubicle partly open and part glazed with stone-coloured ceramic tiled walls and illuminated mosaic tile-back alcove.

Low level WC with concealed cistern in ceramic tiled and mosaic tiled enclosure together with dual flush control. Oak effect floor covering, radiator, two multi pane Yorkshire sash windows and a chrome ladder style radiator/towel rail. Part sloping ceiling with light point and an LED

spotlight above the shower. Xpelair extractor fan and white gloss door to the **boiler cupboard** containing the Alpha condensing gas combination boiler and expansion vessel with storage beneath; shaver socket and shelf.

Bedroom Two

An attractive double bedroom with multi-pane Yorkshire sash window to the front elevation and a radiator under. Painted collar beam. Door to over-stairs store cupboard.

Bedroom Three

This single bedroom is currently fitted out as a dressing room and has an extensive range of wardrobes with white panelled doors to include clothes hanging areas and shelving within. Three branch LED spotlight and multi pane Yorkshire sash window. Trap access to the roof void. The room will take a single bed but more space could be created by removal of some wardrobes if use as a dressing room is not required.

Outside

The property benefits from two allocated parking spaces which are positioned directly in front of the patio extending before the front elevation. The cottage enjoys a block-paved patio garden

which extends around the front and side with low brick walls and raised flower beds together with ornamental shrubs and bushes and a useful timber **Garden Shed** finished in pale green. The side patio has a brick wall onto a lawned bank sloping down to the River Lud adjacent. (The present owner has made a statutory declaration regarding the grass bank and a copy is available by email on request)

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year.

The town is especially admired for the many independent shops and traders together with a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

There are highly regarded primary schools and academies including the King Edward VI Grammar, which is just a short walk from the property. The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club,

golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre. Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Viewing: Strictly by appointment through the selling agent.

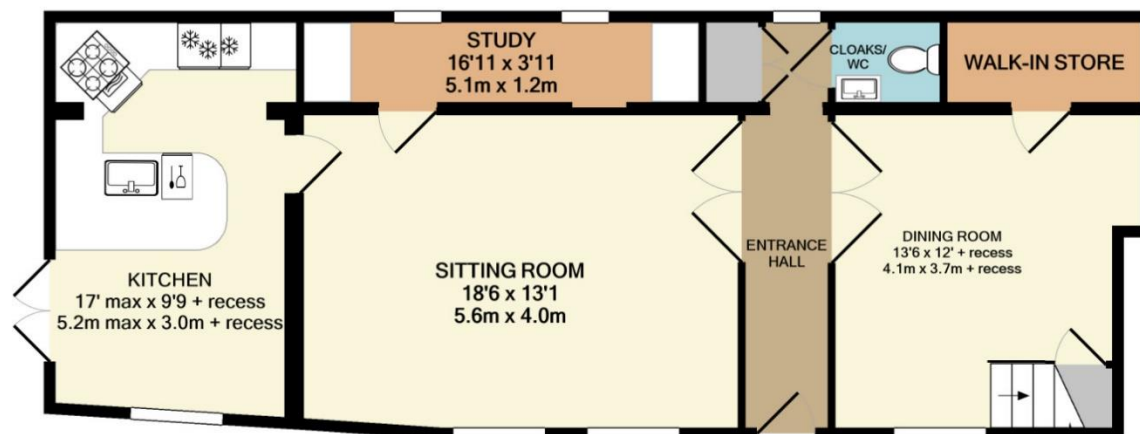
General Information

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 individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated.

Any plans/maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



*St James' Church viewed from
nearby Westgate*



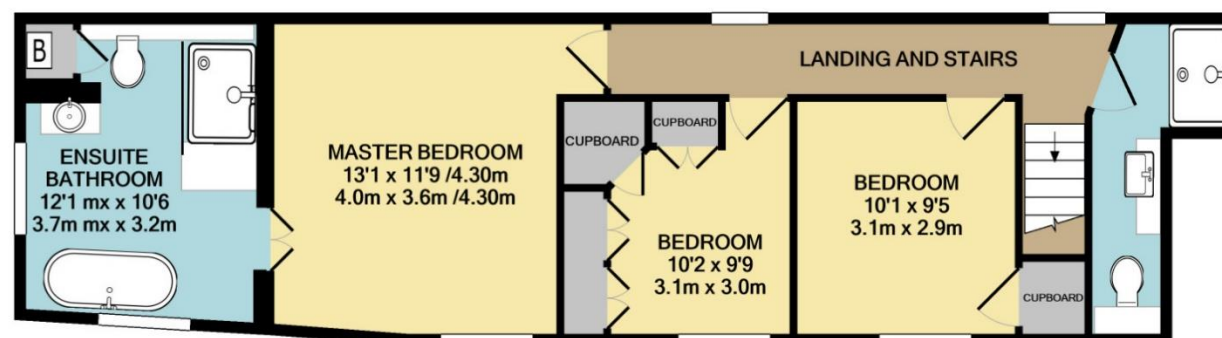
Floorplans and EPC Graph

A PDF Copy of the full Energy Performance Certificate can be emailed on request

TOTAL APPROX. FLOOR AREA 1415 SQ.FT. (131.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	60 D
39-54	E		
21-38	F		
1-20	G		



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