Jacksons Warehouse
Louth LN11 7AQ

MASONS
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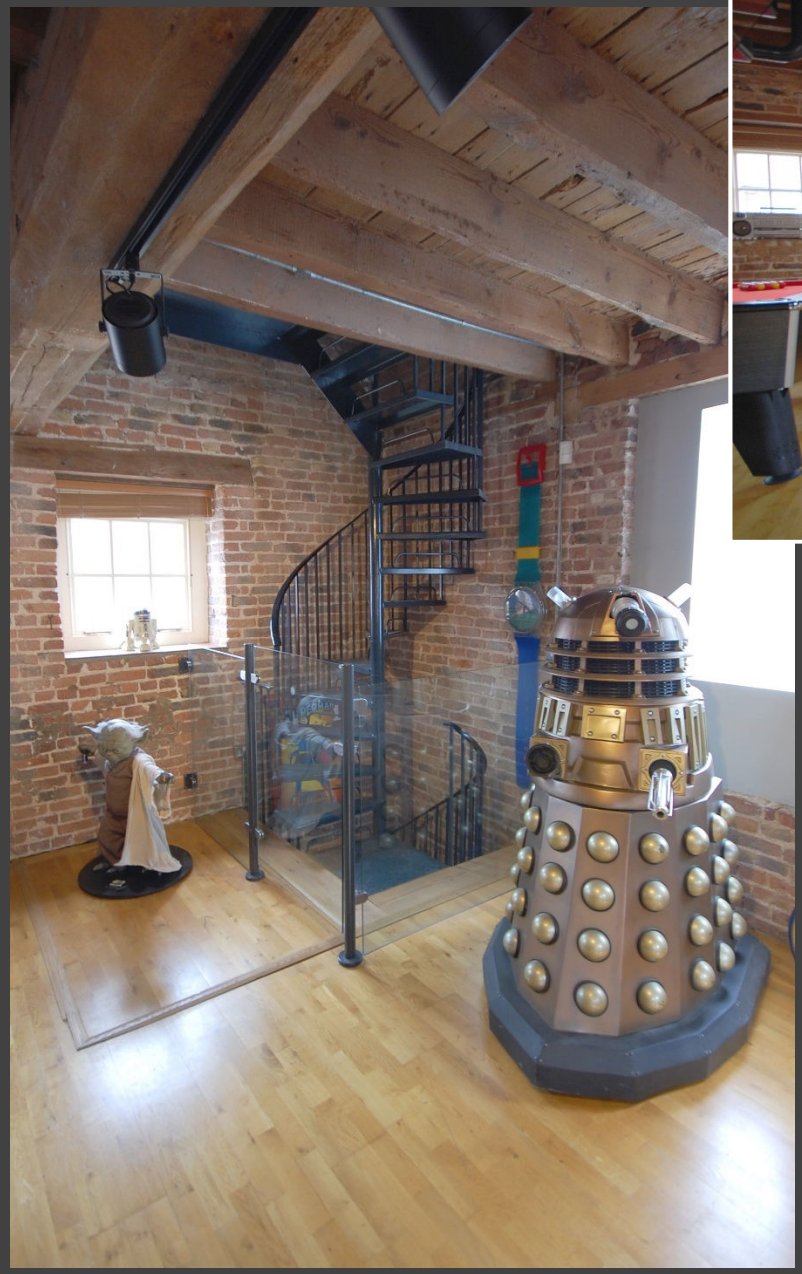
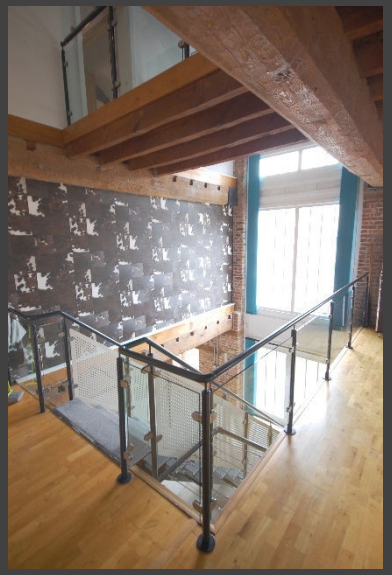
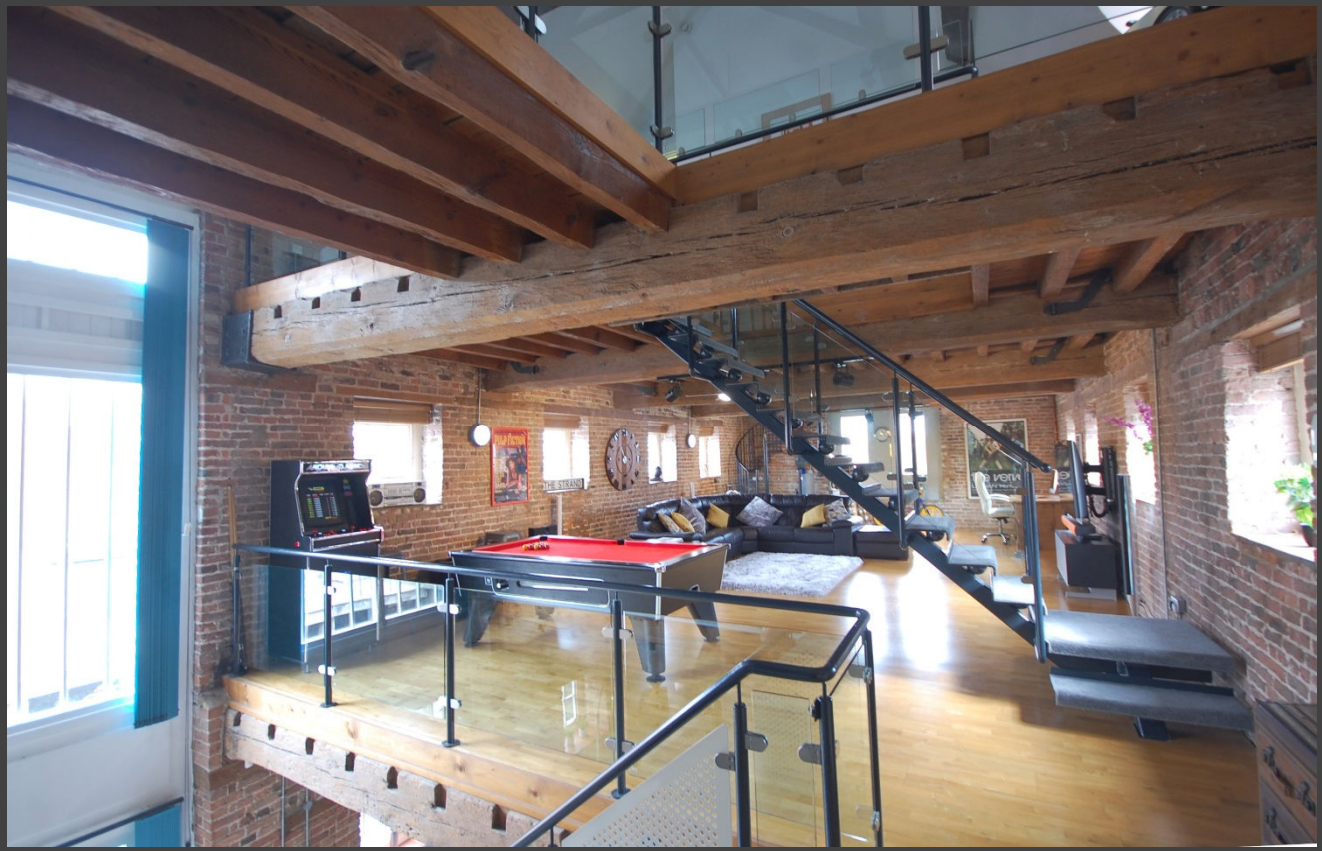
TECHNOGYM



THE STRAND





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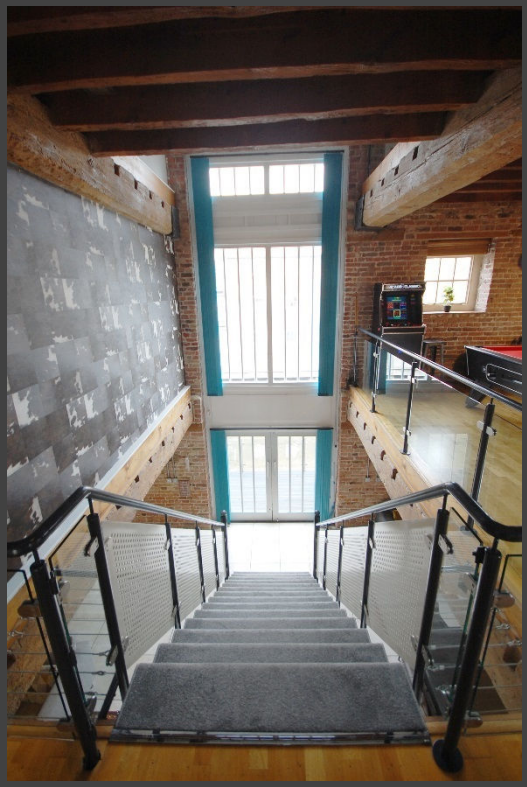

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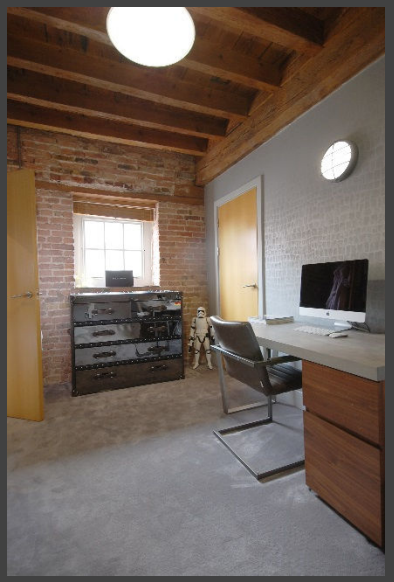
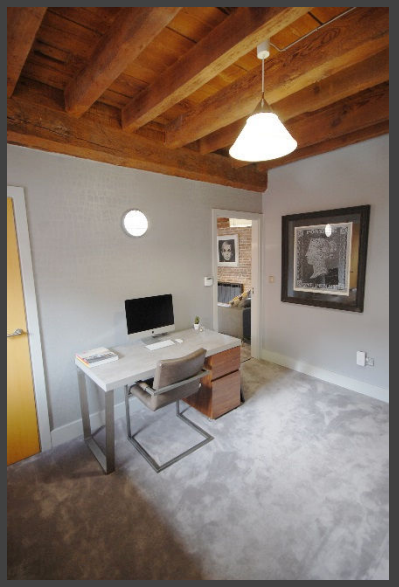
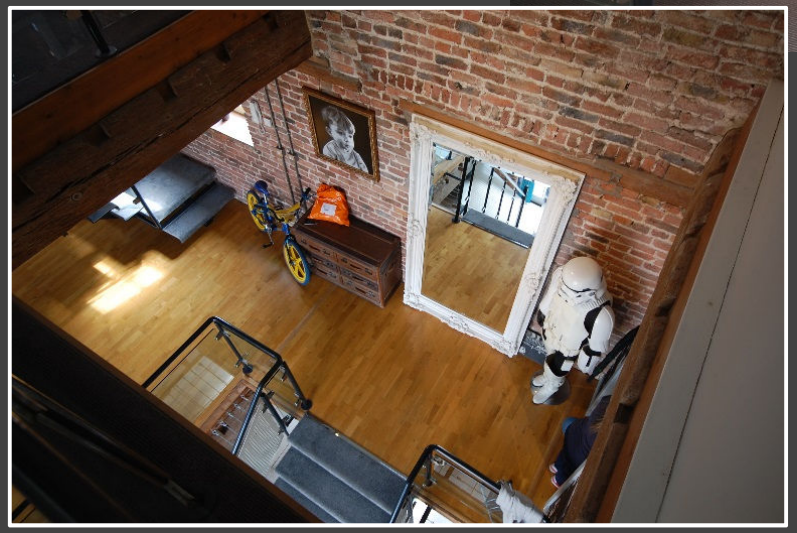
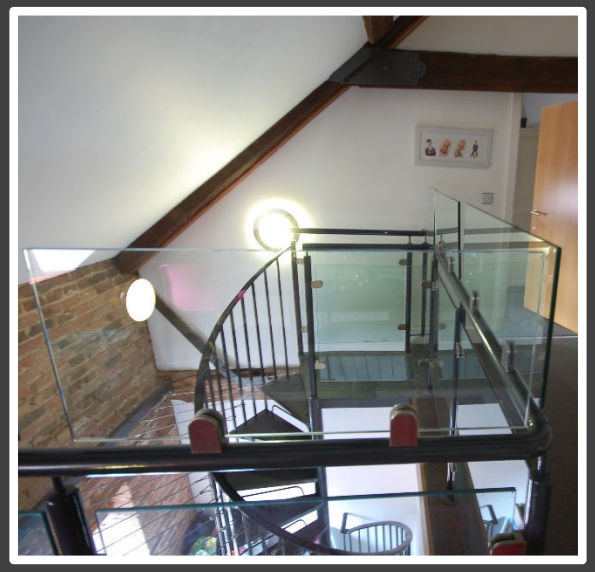
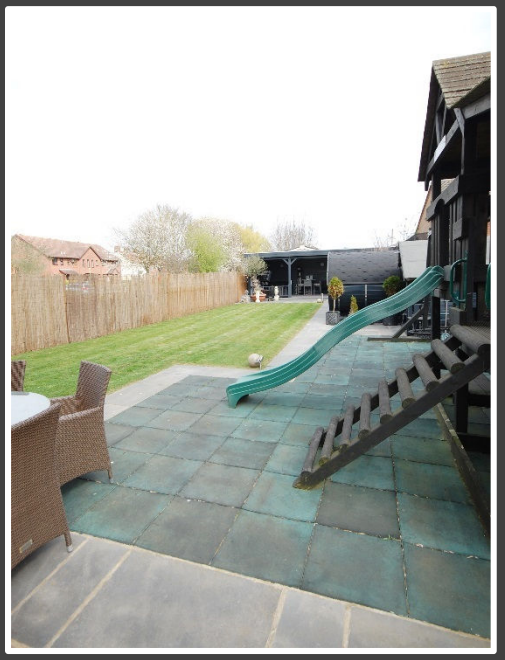










View downstream along the River Lud from the balcony

An extremely substantial and impressive, detached, Grade II Listed Warehouse Conversion of historical importance dating to circa 1790. Previously described by The Guardian newspaper as "one of the best warehouse conversions this area has ever seen", the property now affords a unique lifestyle experience combining contemporary, open plan living space of huge proportions with original Period features.

The Property

Massively constructed in solid, internally exposed brickwork on three floors beneath a clay pantiled roof, the warehouse was built following the opening of the Louth-Tetney canal and retains a significant proportion of its original fabric. Originally a range of local produce, primarily wool and grain would be stored in the building before being shipped down the canal to Tetney Lock and along the Humber River to Hull and beyond in exchange for imported coal, fruit and vegetables. A copy extract of the listing description which includes some interesting history relating to Louth, can be emailed on request.

The building now has a modern gas central heating system providing underfloor heating on all three levels. There is the valuable benefit of a secure remote-controlled gated driveway providing ample parking space with a substantial metal-framed gazebo/carport leading to an enclosed riverside garden with an ultra-modern sauna, timber-built play house and climbing frame. The contemporary summer house is orientated for afternoon and evening sunshine and incorporates waterproof decking, outdoor TV with a Jacuzzi hot tub/hydrotherapy pool seating up to 6 people, built-in speakers and colour-changing lights. A projecting glass-sided balcony across the River Lud also particularly enjoys the sun during the latter part of the day with views downriver.

The interior enjoys the luxurious style which might be found in a London docklands warehouse conversion for multi-millions of pounds, with stunning open plan living spaces, exposed brickwork feature steel-framed, glazed and perforated staircases, two additional three storey spiral staircases and feature galleries. The ground and first floors have beautiful heavy cross-beamed ceilings and natural exposed brick walls with deep inset, multi-pane windows. The upper floor has vaulted ceilings and arched dormer windows set into the side elevations. Rear gable windows present views along the river stretching away to the east.

Accommodation

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

Ground Floor

Main gable entrance facing west with keypad security intercom entry and heavy ledged, braced and framed double doors with rope marks to beam over and hand-made bricks, with fingerprints visible within the moulded brickwork.

Entrance Hallway

Ceramic, under-heated tiled floor extending throughout the ground floor as far as the gymnasium which has an oak-effect "Karndean" style floor covering. Double door access to the boiler room which contains the gas central heating boiler, programmer, underfloor heating manifolds, consumer units with MCB's and large capacity hot water cylinder. The house can also be entered by a separate entrance from the driveway into a:

Side Entrance Lobby

With spiral staircase giving secondary access to the first and second floors.

Open Plan Reception, Living, Dining Areas and Newly Fitted Kitchen

Enjoying a tremendous feeling of expansive space with light flooding in from a full three-storey high, glazed panel facing the river where this room is open to the full roof ridge height of the building. The reception space has a seating area to one side, a recessed spacious cloaks and storage cupboard and a Cloakroom off containing a white suite of low-level, dual-flush WC and slender pedestal wash hand basin with circular pendant light over. The room then opens out to full width with a family sitting area, chandelier and TV point, further, part-glazed double doors onto the entrance drive and glazed French doors set into the three-storey glazed panel and opening onto the projecting balcony above the River Lud and duck-feeding area.

The room culminates in the newly-fitted "Doimo Cucine" Italian Designer Brand open-plan dining kitchen with base and wall units having handleless doors and finished in contrasting concrete style and dark woodgrain effect with extensive quartz work surfaces and Porcelanosa copper coloured feature tiling. Split-level dining table and stainless steel, one and a half bowl sink unit with copper finish Pronteau steaming hot water tap eliminating the need for a kettle. Integrated appliances including concealed Neff dishwasher and Smeg fridge, conventional Neff oven, steam oven, warming drawer and black glass induction hob. Feature colour-changing LED down-lighting, industrial-style circular wall lights, coloured

up-lighter and LED feature glazed and copper pendant light. Complementing the kitchen units is a bespoke made suspended bar with drinks cabinet and bronzed mirror-back shelving to one side and a bespoke wine rack with quartz worktop facing. A secret retractable door within the range of units gives access to the:

Gymnasium
A spacious room affording the opportunity to install a comprehensive range of equipment – there is a TV point and a second feature wrought iron spiral staircase leading to the first and second floors on the east side of the building. Ledged, braced and framed door to the gable wall with glazed side panel presenting a view over the garden. Secondary part-glazed escape door to the driveway.

First Floor

Open plan Lounge and Entertainment Area.
With solid oak flooring and exposed original beams and brickwork. The wide main staircase and spiral staircase both lead up to a stunning principal living room of extraordinary proportions dominated by a wonderful heavy cross-beamed ceiling.

Light again floods into this area from eight multi-pane windows, two tall, plain gable windows and the three-storey glazed side panel which illuminates the glazed gallery around the main staircase.
There is a further steel-framed, glazed surround and access door onto the spiral staircase. This room enjoys views over the river to the side and rear and there is a television point, a combined ceiling light and fan, three theatre-style spotlights to beam track and two industrial style wall lights.

Master Bedroom Suite

Comprising Double Bedroom open to a Sitting Area, En Suite Bathroom, Study Area and Nursery or walk-in-Wardrobe.
The open plan master bedroom suite was inspired by the world-famous "Shard Hotel" in London's Interior, and the contemporary lounge area has cross-beamed ceilings, natural brick and feature mineral-encrusted papered walls reflecting light in sparkles, TV point, two pendant light points and a bank of five LED spotlights to beam over.
There are two banks of contemporary high-gloss and mirror fronted wardrobes and two remote-controlled combined lights and ventilation fans in the bedroom area.

The ensuite bathroom has a white designer suite comprising a slipper bath with silver coloured ball and claw feet, pedestal wash hand basin, low-level, dual-flush WC and a corner glazed and ceramic tiled shower cubicle with mixer unit. Ceramic tiled floor, part-tiled walls, extractor fan and side ledge shelf with mirror-backed wall over.

The master bedroom suite is approached through a study/office area with industrial-style wall lighting and connecting doors to an inner landing with glazed screens around the spiral staircase which then continues to the upper floor above; second door to a walk-in wardrobe or small bedroom ideally positioned as a nursery if required. This room has a further high-gloss and mirror-fronted, built-in range of wardrobes.

Second Floor
Gallery Landing
Open to the vaulted ceiling above and galleried to both front and rear over the main living room and staircase below with steel-framed and glazed screens and access off to the east and west bedroom wings. There are three arched dormer windows, theatre-style spotlights, a sitting area and galleried display area.

NB The upper floor accommodation has deep vaulted ceilings which slope down to a minimum height ranging from 0.8 of a metre to 1.34 metres in height.

East Bedroom Wing
Sitting area
with arched dormer window, glazed steel-framed screen to spiral staircase from the corner of the living room below and two wall light points. Doors off to two bedrooms and a bathroom as follows.

Bedroom 3
A double room with gable window overlooking the garden and river, exposed collar, purlin and rafter beams and a TV point.

Bedroom 6 or Study
A single bedroom with beams and vaulted ceiling to the ridge.

Bathroom
White suite comprising low-level, dual-flush WC,

pedestal wash hand basin with wall light over and tile-panelled bath with glazed side screen, mixer tap and shower mixer unit over. Tile-effect floor covering, chrome ladder-style radiator/towel rail, arched dormer window, extractor fan and exposed beams. Large circular wall light.

West Bedroom Wing
From the gallery landing a door opens into a

Sitting/Play area
Also galleried with steel-framed, glazed screens and glazed safety gate to the spiral staircase from the ground floor entrance lobby below. Arched dormer window and access off to three further bedrooms, one capable of being semi open plan with the sitting/play area by virtue of bi-folding doors in light oak.

Bedroom 5
With arched dormer window, beams and two low-level, circular wall lights to natural brick wall.

Bedroom 4
A long room with exposed beams, arched dormer window and deep sloping ceiling.

Bedroom 2
A large double bedroom with arched dormer window, two pendant light points and vaulted ceiling with exposed beams. Square wall alcove.

En Suite Bathroom
White suite comprising low-level, dual-flush WC, pedestal wash hand basin and tile-panelled bath with glazed screen and shower mixer unit over. White ceramic tile splashbacks, extractor fan, circular light to purlin beam and shaver socket.

Outside

A pair of high and substantial, motorized, remote control gates open onto a tarmac and block-paved driveway providing ample parking space with floodlights over and a metal-framed gazebo/carport beyond. This area then opens out into the garden which has a patio area for sitting out and dining, a lawn with bamboo screen to the river side, hard and soft safety paved area, the latter extending around a substantial timber-built climbing frame with slide, canopy roof and a child's summer house with light and power adjacent.

At the side of the lawn is an impressive, lozenge-shaped sauna built in pine with a Harvia sauna heater and finished externally in dark contemporary Farrow and Ball paintwork with circular windows overlooking the garden area.

At the far end of the garden there is a superb heated summer house of considerable width which can be open-fronted to enjoy the afternoon and evening sun or enclosed by engaging retractable side-opening blinds. The summer house is decked in composite misty grey Arbordeck and has a 6 persons Jacuzzi hydrotherapy hot tub to one side, industrial-style wall lights and balustrade around a seating area with outside TV point. Adjacent to this is a patio seating area ideal for BBQ's. A concealed gate opens onto steps leading to the river area.

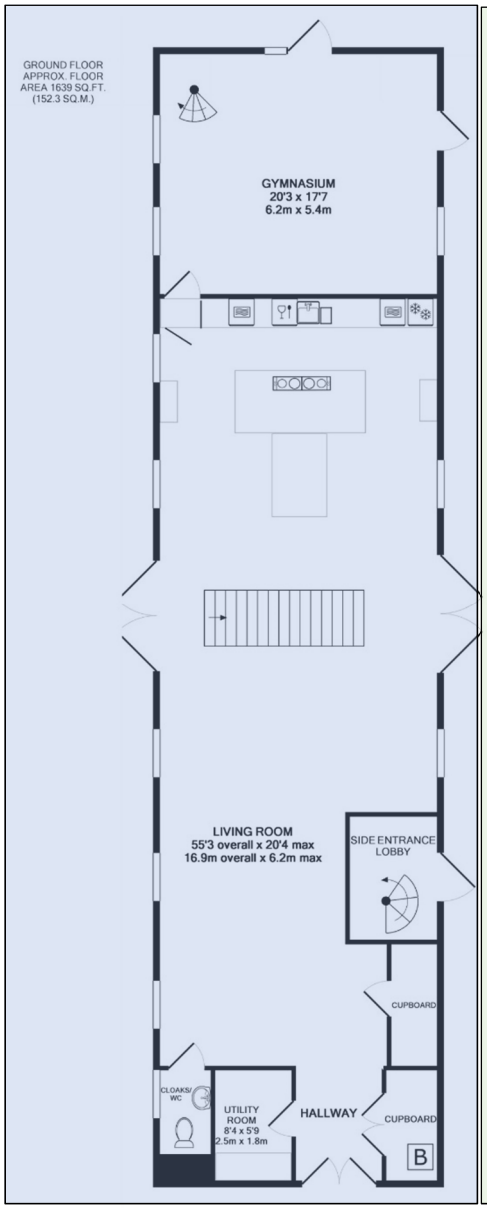
There is garden lighting and by the driveway there is a timber workshop/storage shed.

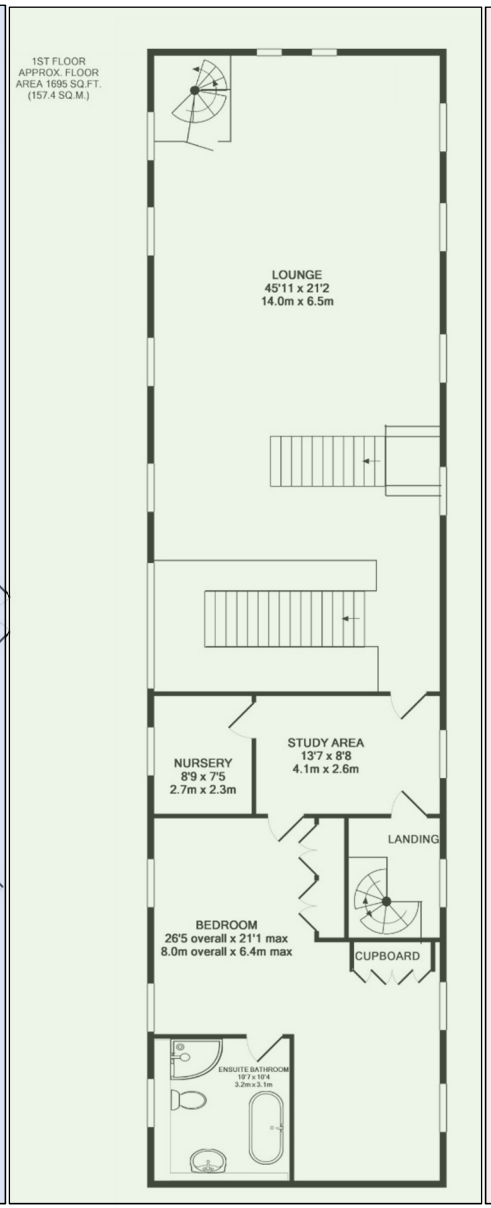
Location
Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools, many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.
Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbards Hills and Westgate Fields. The town has a thriving theatre and a cinema. 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.

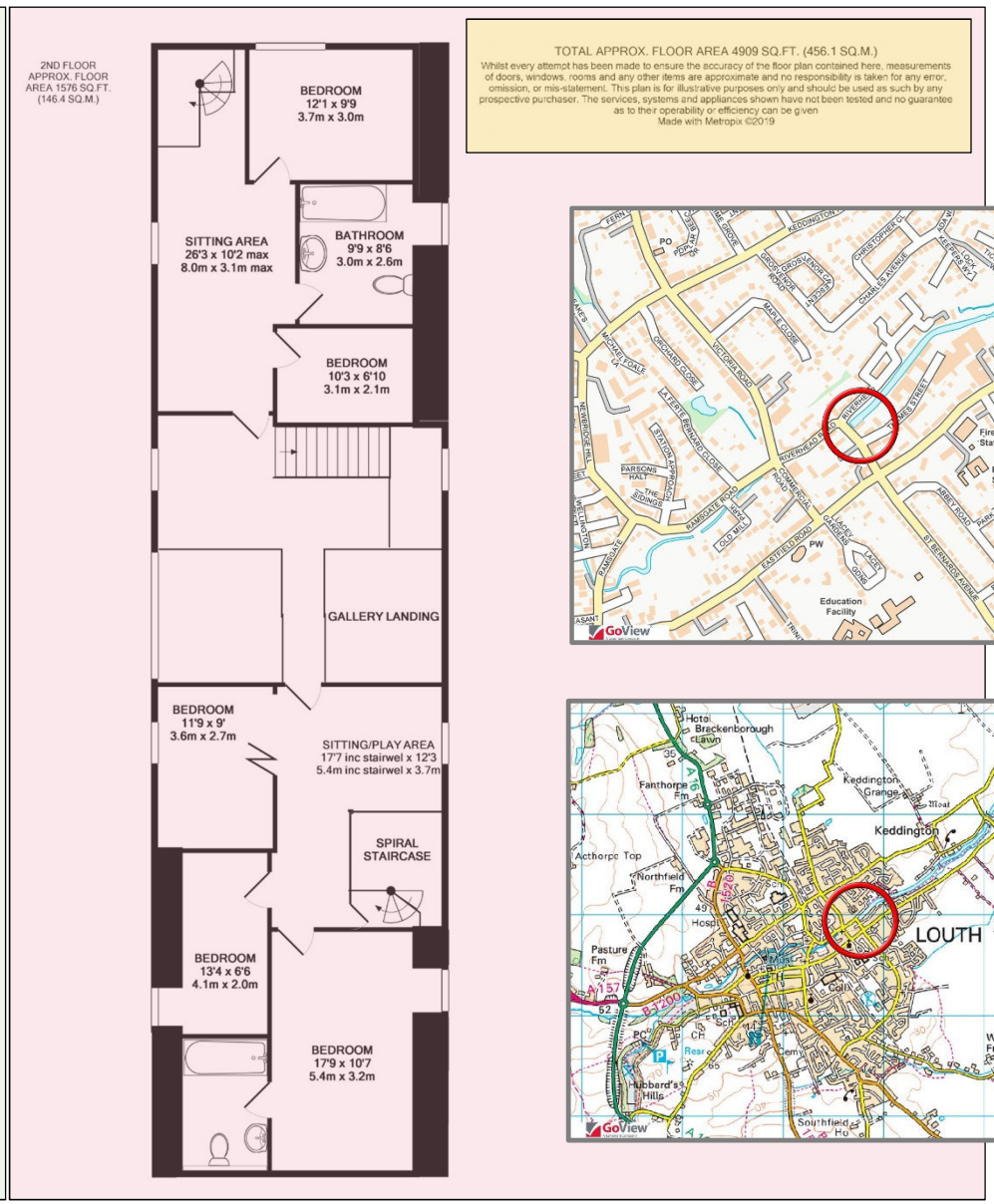
Viewing:
Strictly by prior appointment through the selling agent. NB The owners will require at least 48 hours' notice.

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. 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 F.

Floorplans and Location Maps







TOTAL APPROX. FLOOR AREA 4909 SQ.FT. (456.1 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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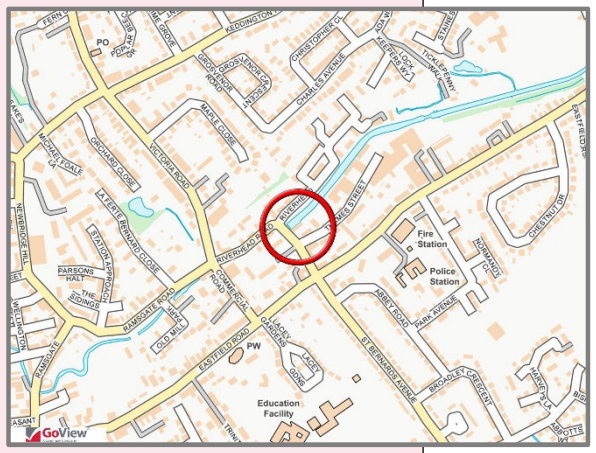

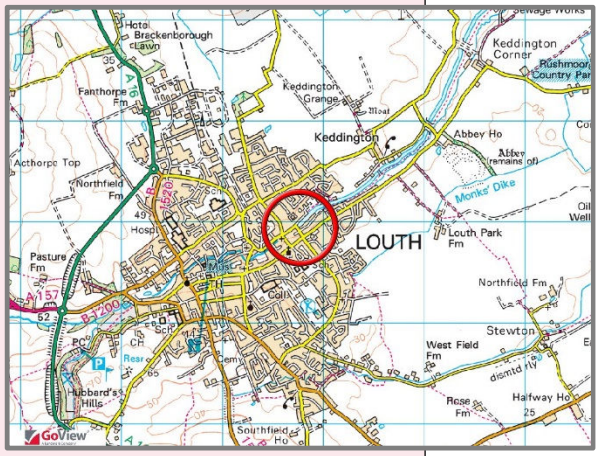

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