

A narrow garden path paved with dark grey slabs leads from the foreground into the distance. On the left is a three-story red brick house with white-framed windows and a blue door. A large bush of pink and white hydrangeas grows against the wall. On the right is a low brick wall topped with a stone coping, with various plants and trees behind it. The sky is blue with some light clouds.

76, Westgate Place

Louth

M A S O N S

— SINCE 1850 —

76 Westgate Place

Louth, Lincolnshire LN11 9YD



Grade 2* Listed town house

Just a few yards from St James' Church

Sought-after west Conservation Area

A short walk from the town centre

For sale with NO CHAIN

3 bedrooms and refurbished bathroom

Beamed first floor sitting room

Ground floor dining room/possible bed 4

Entrance lobby, breakfast-kitchen, cloaks/WC

Walled garden with store

Town views with church spire only yards away

Gas CH system

Some sympathetic modernisation required

This interesting Georgian town house is Grade 2* Listed and described as dating back to 1775 with historic links notable by the blue plaque to 74 adjacent, indicating that Alfred Tennyson was a neighbour around 1810 - 1820. Positioned on what was previously known as "Harvey's Alley" and only approachable on foot, the house stands tall with yellow and red brick walls beneath clay pan tiled roof slopes and a wide dormer to the front slope.

With classic multi-pane windows positioned on the main elevation the house poses a handsome facade and has an enclosed garden with store across the alley pathway which continues to the two lower houses, before culminating by the River Lud.

The presence of St James Church with its magnificent spire just a few yards away cannot be understated, dominating the views from the garden and demonstrating that the town centre is but a few paces away.

The versatile rooms are arranged on 3 floors and there is a low cellar under part. The master bedroom and first floor cross-beamed lounge are spacious rooms, with two further smaller bedrooms and a dining room which could be a ground floor double bedroom as there is space to dine in the breakfast-kitchen.

The bathroom has been refurbished recently and there is also a cloaks/WC off the kitchen. Heating is by a gas central heating system with a condensing combination boiler.

Westgate Place can be seen in the aerial image below just to the left of the church tower and below the right boundary of the nearby club tennis court.





Accommodation

Ground Floor

From Westgate Place the property is entered through a part-glazed door on the front elevation into an **entrance lobby** with staircase and handrail leading up to the first floor, a white 6-panel door into the dining room and a folding 6-panel door to the breakfast-kitchen. There is a ceiling LED downlighter, a smoke alarm and high level cupboard containing the electricity meter and consumer unit with MCB's.

The **dining room** is a well-proportioned room with painted beams to the ceiling, single and long double radiator and an arched fireplace set into a white-painted pillared surround with a painted projecting hearth and open grate. On the front elevation the 16-pane sash window has a roller blind and overlooks the garden taking in St James Church on the right.





The **breakfast-kitchen** is a good size with a range of units comprising base cupboards and drawers, roll-edge granite effect work surfaces with tiled splashbacks and wall cupboards together with shelving.

There is a white acrylic one-and-a-half bowl single drainer sink unit and a Zanussi free standing cooker with 4 gas rings, oven and grill. There is a Bosch freestanding fridge freezer, single and double radiator, ceiling LED downlighters on twin dimmer switch, 2 beams and a 16-pane sash window on the front elevation with roller blind.

A further 6 panel door gives access to an **L-shaped cloakroom/WC** with a deep understairs recess having coat hooks to wall plaque, a double wall cupboard and white suite of low level WC and pedestal wash basin with ceramic-tiled splashback. Twin LED downlighters to the ceiling.



First Floor

The **landing** has a radiator, smoke alarm, ceiling spotlight, dado rail and staircase with handrail leading up to the second floor. White 6-panel doors open to the first floor sitting room, bedroom 3 and the bathroom.

The **sitting room** is a characterful room with a cross beamed ceiling, radiator, ceiling light point and two 16-pane sash windows presenting town views, together with a beamed opening at the side to a large alcove with wall spotlight. There is a small arched fireplace set into a ceramic tiled and pine pillared surround with mantle shelf.

Bedroom 3 is an L-shaped single bedroom and has an angled door to a good size understairs wardrobe with clothes rail and two shelves. There is a beam to the ceiling, a radiator, a 16-pane front sash window with roller blind and a painted ledge door to the boiler cupboard which houses the Vokera gas combination condensing central heating boiler with digital display.



The bathroom has contemporary tile-effect splash-boarded walls and a white suite comprising a low-level dual-flush WC, a vanity wash basin with double cupboard under, and a panelled bath with wall mounted shower mixer unit having drench head and handset together with a glazed side screen. A tall rear 8-pane window provides natural light and there is an extractor fan, a chrome ladder-style radiator/towel rail and ceramic tiling to the floor.





Second Floor

A small **landing** has white 6-panel doors to bedrooms one and two, a ceiling light point, smoke alarm and trap access to the roof void.

Bedroom 1 is a spacious double bedroom with deep part-sloping ceiling and two 12-pane sash windows with Venetian blinds set into the front dormer, each commanding far reaching town views to the east. There is a long double radiator and a long range of built-in wardrobes with clothes hanging rails and shelving.

The **second bedroom** is an L-shaped room with 12-pane sash window on the front elevation also presenting fine views, a part-sloping ceiling and a long radiator. A folding door opens to a good size recessed wardrobe with clothes rail and two wall shelves.



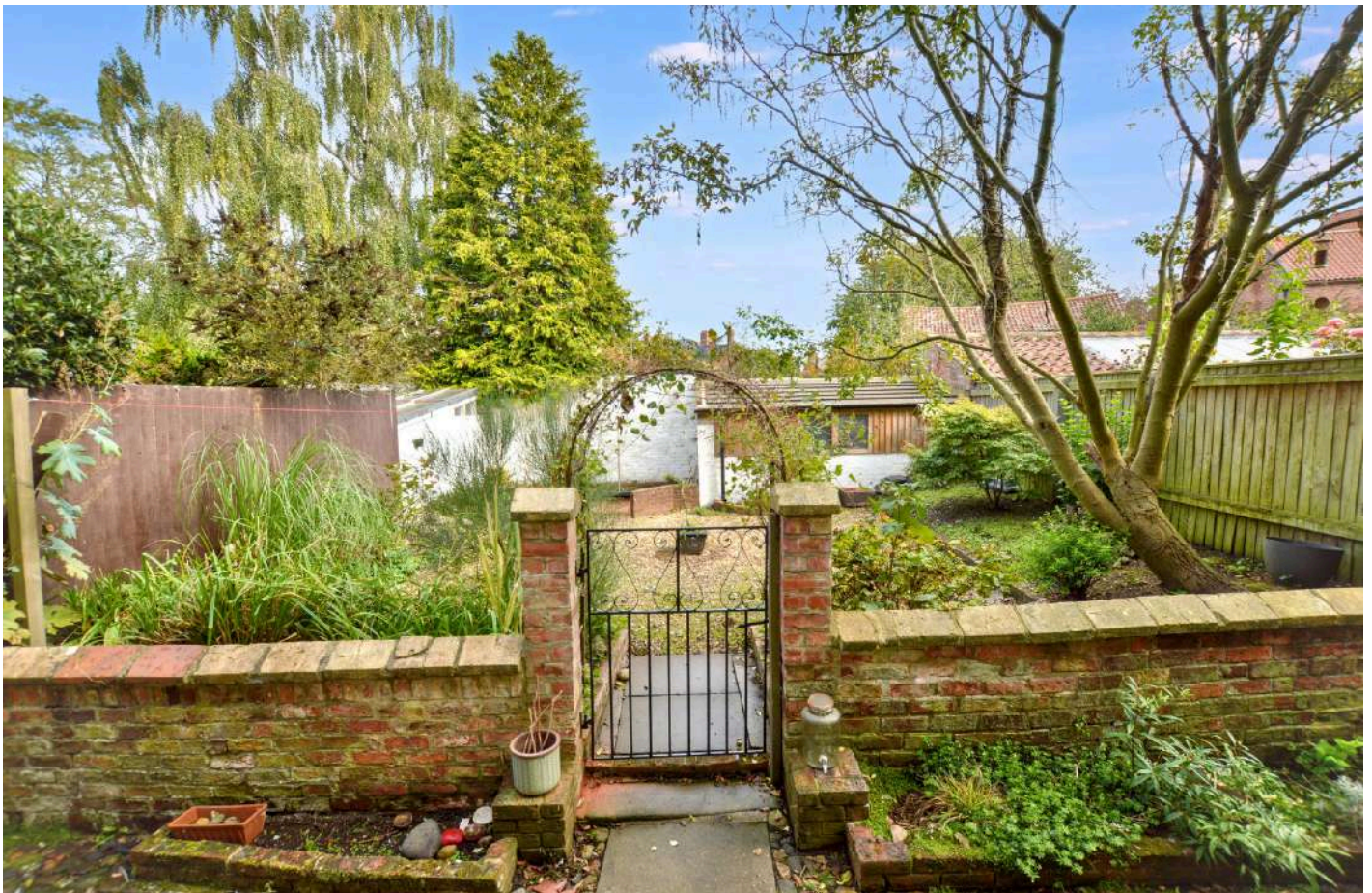
Outside

Westgate Place is a charming alley steeped in local history and leading from a walk-through passage beneath 66 Westgate to the town houses which line the west side of the pathway, whilst their gardens are to the right.

The flagstone pathway is gated between the houses with private shared pedestrian access and lined by flower beds and shrubs.

Number 76 also has a timber enclosed access to a **low cellar** beneath part of the building. There is an outside wall lantern to one side of the front door and an outside water tap on the opposite side.

The **garden** is separated from the pathway by a brick wall with a central wrought iron gate having brick pillars and low brick plinths, and climbing plants over a rustic arch.

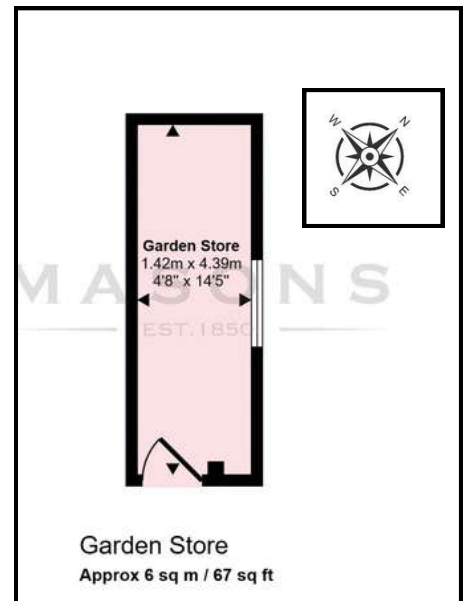
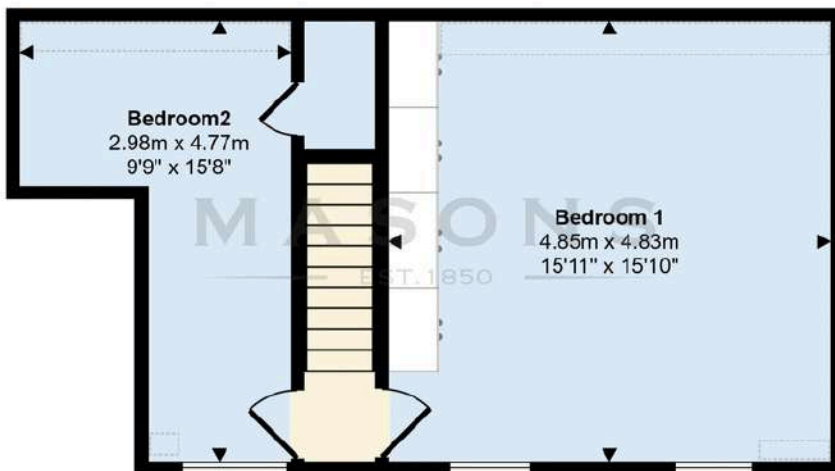
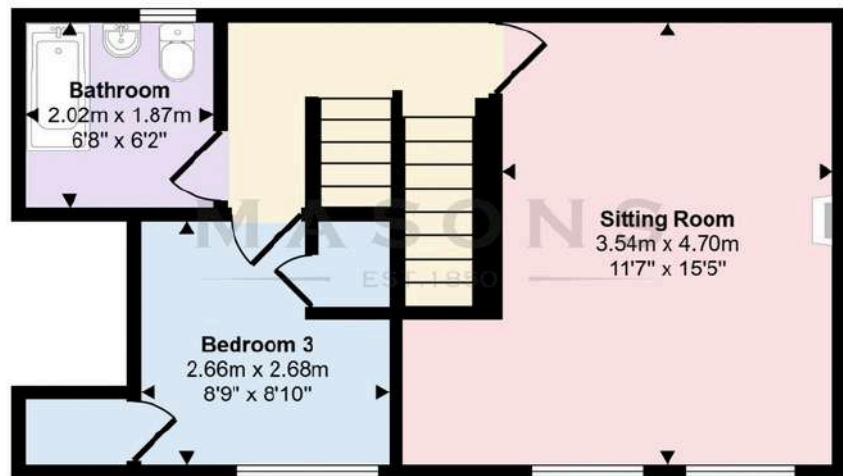
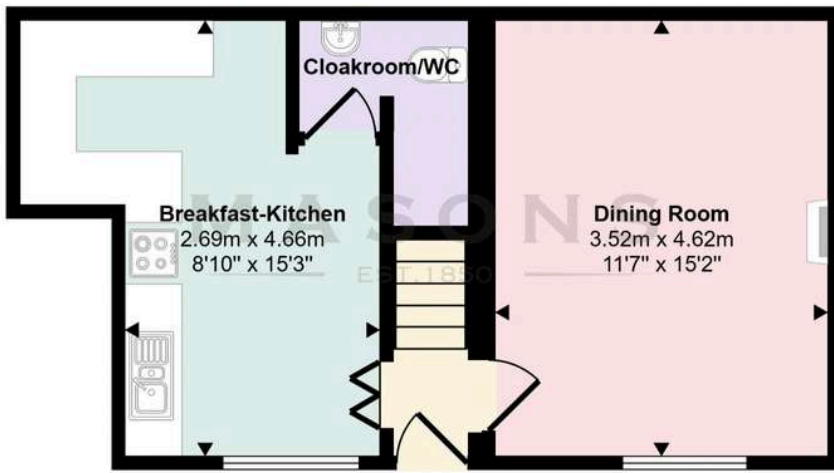




The garden is enclosed by walls and fencing, the main area laid to gravel for outdoor seating, pots and tubs, surrounded by flower and shrubbery beds. There is a small tree to the corner, which frames the main elevation nicely when looking back to the house.

On the far side there is a quarry-tiled patio with low brick wall and from here a ledged and braced door leads into a useful **garden or general store** with window, staging at one side and the roof has been re-tiled and felted.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

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

Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre. A short walk from town are the scenic parks of Westgate Fields and Hubbards Hills.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities. The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling.





Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///slim.charge.froze

Directions

From St. James' Church, walk along Westgate and take the entrance to Westgate Place under number 66 on the right. Continue on foot past the town houses on the left, until you arrive at No. 76 Westgate Place.

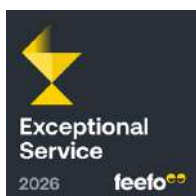
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