



Upper Flat, 66 Westgate
Louth LN11 9YD

M A S O N S
SALES & LETTINGS

Upper Flat, 66 Westgate, Louth, Lincolnshire, LN11 9YD

- **A unique opportunity in the prime central Conservation Area of Louth just a few paces from St. James' church with its magnificent spire.**
- **A surprisingly spacious flat arranged over the two upper floors of a fascinating Grade 2 Listed Period property.**
- **An ultra-convenient location less than 100 yards from the town centre facilities and a short walk from the parks in Westgate Fields and Hubbard's Hills.**
- **Superbly proportioned living room with open fireplace and four front south facing sash windows.**
- **Dining kitchen with windows presenting views to the north east.**
- **Entrance hallway and bathroom with white suite.**
- **Three bedrooms of excellent double size on the top floor.**
- **Gas-fired central heating system.**
- **NO CHAIN**

Directions

On foot, proceed to the west end of St. James' church and facing Westgate the property is then directly in front of you. By car, from the traffic lights by St. James' church travel south on Ugate, take the narrow right turning to Gospelgate and then the first right turning to Schoolhouse Lane. At the end of this road turn left again along Westgate and proceed towards the church until number 66 is found on the left side. The entrance to the building will be found by walking through the archway along Westgate Place to the first door on the left where the ground floor communal hallway has a narrow winding staircase

leading up to the flat. There are further properties in the building on the ground and first floors.

The Property

The maisonette comprises the upper two floors of a substantial four-storey, Grade II Listed property of interesting design and the accommodation is largely enclosed by the slate mansard roof by which the building is instantly recognisable. The property has a gas-fired central heating system with combination boiler and the windows are a combination of timber-framed sashes, metal-framed with diamond lattice and multi-pane glazing and some smaller units. The property provides the potential to create an exceptional town centre home for permanent or holiday purposes within an exceptional setting in the very heart of Louth's Conservation Area.

Second Floor.....

Hallway

On split levels with radiator, emergency lighting and electricity consumer unit with MCBs.

Lounge

A particularly spacious room with four arch-top, multi-pane sash windows on the south elevation, three wall light points on dimmer switch, two radiators and a ceramic tiled fireplace and hearth with open grate. Deep recess with built-in base cupboard. Views towards the handsome Period buildings facing and glimpses of the church to the east.





Dining Kitchen

Positioned at the rear of the property with two diamond lattice leaded pane windows presenting attractive views to the north east across the Period buildings and gardens in the conservation area.

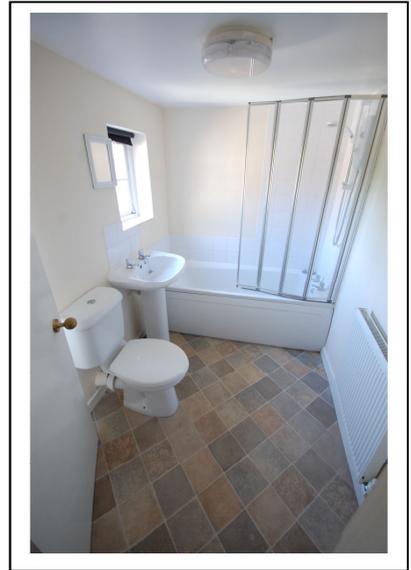
Beech-style kitchen units comprising base cupboards and four drawer unit, roll-edge, granite-effect work surfaces with tiled splashbacks, single drainer stainless steel sink unit and single and double wall cupboards. Tall built-in larder cupboard with shelving and door to a recessed cupboard with original peg-style coat hooks and shelves to each side. Two ceiling light points and radiator.

Utility/Boiler Room

With space and plumbing for washing machine, wall-mounted Vaillant combination gas-fired central heating boiler with integral programmer, radiator and tall cupboard to one corner. Window on the side elevation with obscure-glazed leaded panes.

Bathroom

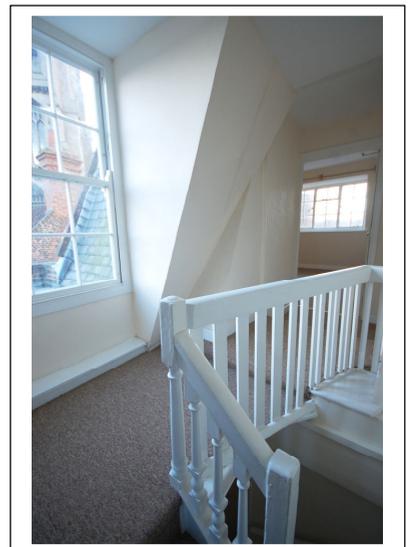
White suite comprising panelled bath with Triton electric shower unit over and folding glazed side screen, pedestal wash hand basin and low-level, dual flush WC. Ceramic tiled splashbacks and tiled sills to two windows, one having leaded diamond lattice panes. Radiator.



Winding staircase with hand rail from the hallway up to the:

Third Floor.....

Landing

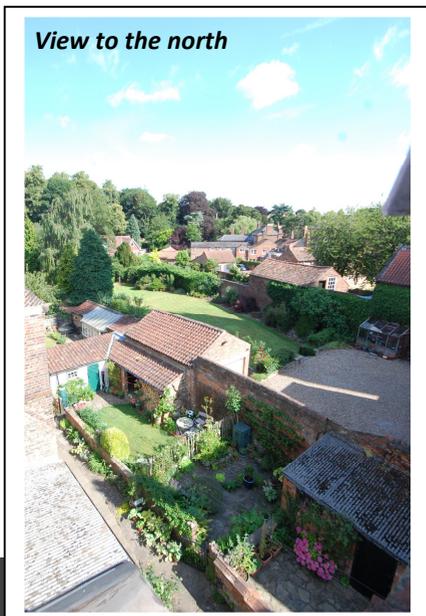


With pillared balustrade to the stairwell, angled wall features shaped to the mansard roof slopes, emergency lighting and a large, multi-pane side sash window onto the leaded flat roof with parapet wall above the bathroom. (NB. Previous occupiers have utilized this window and the roof space to raise large items of furniture into the building).

Bedroom 1 (at the rear)



A good-sized double room with sloping walls to each side following the shape of the mansard roof and two rear windows with diamond lattice leaded panes presenting fine views to the north east as enjoyed from the kitchen below.



Arched brickette feature fireplace with projecting plinths, hearth and open grate. Radiator and ledged door with beaded planks to a walk-in cupboard within which is the trap access to the upper roof void.

Bedroom 2 (front)



Another spacious double room, also having the sloping front and rear walls dictated by the mansard roof with a projecting metal-framed, multi-pane window on the front elevation. Radiator and attractive views across the south side of the church and over the roof tops of the Period buildings facing.

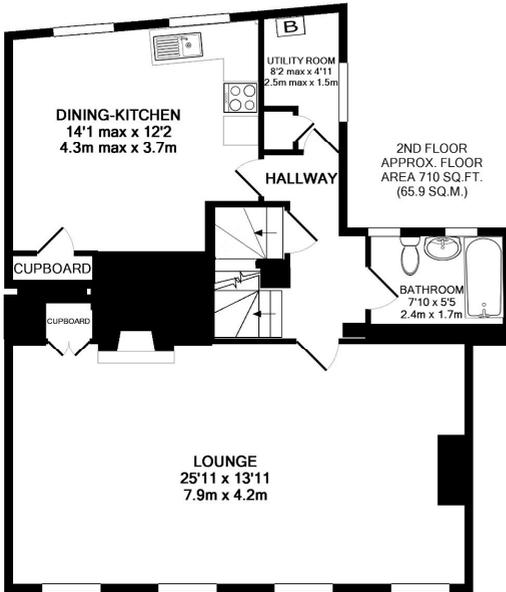
Bedroom 3 (front)

An L-shaped double room, again having sloping walls to the front and rear following the shape of the mansard roof with an inset front metal-framed, multi-pane dormer window presenting views as from bedroom 2. Radiator.

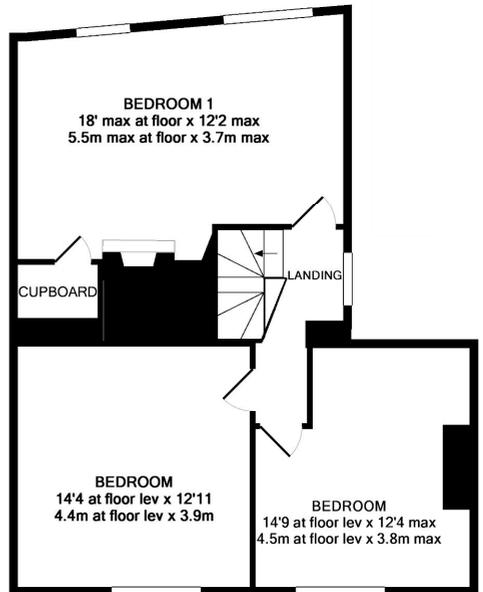


Floorplans and EPC Graph

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



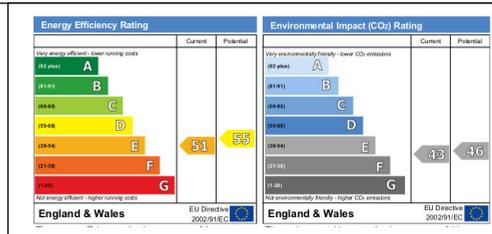
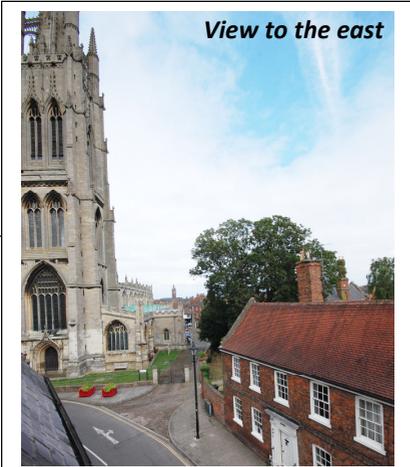
3RD FLOOR
APPROX. FLOOR AREA 681 SQ.FT. (63.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1367SQ.FT. (127 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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View to the east



Outside

The property has a brick and pantiled single-storey **Store** ideal for wheelie bins, etc. within a small lean-to range of buildings on the east side of the property. The gas and electricity meters are contained within the communal hallway on the ground floor of the building.

Viewing; Strictly by appointment with the agent.

Location

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools, and 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.

Tenure

Leasehold – a new lease will be created at sale point for 150 years at a ground rent of £50 p.a. with a 45% share of maintenance costs for common parts of the property.

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 A.

A member of

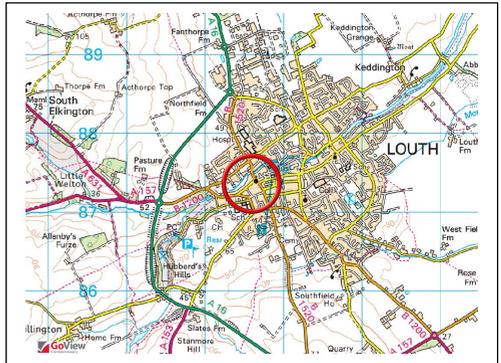
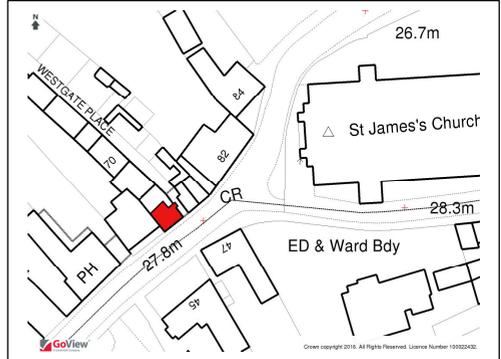


Important Notice

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View to the south



Cornmarket, Louth, Lincolnshire LN11 9QD

T 01507 350500

F 01507 600561

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