

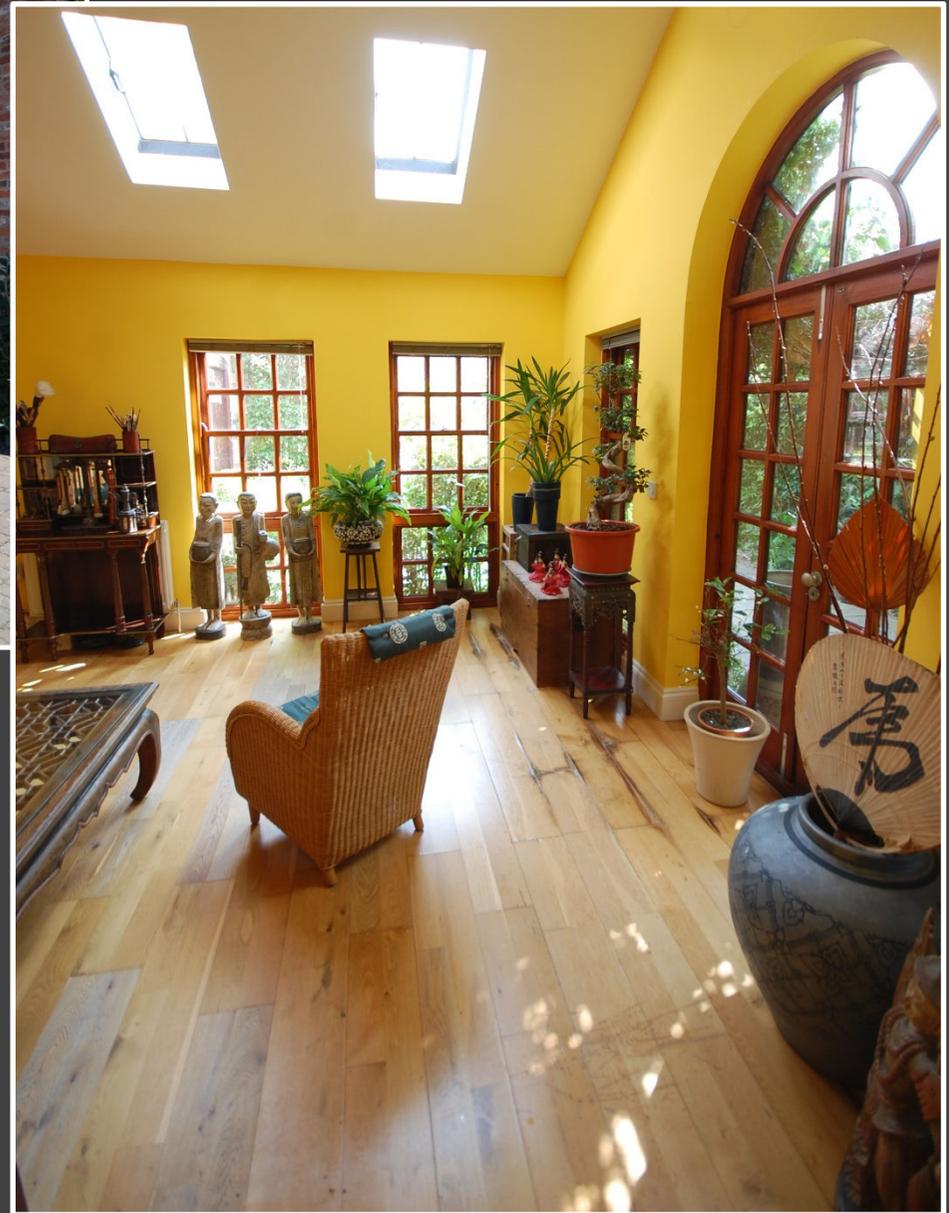


Fullers Earth, 59 James Street  
Louth LN11 0JN

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# Fullers Earth

59, James Street, Louth, Lincolnshire LN11 0JN

A unique, highly individual and surprisingly spacious riverside town house, conveniently positioned in the central Conservation Area of Louth and providing versatile, characterful family accommodation with secluded, mature courtyard gardens.

- Four first floor double bedrooms
- Master en suite shower room, second shower room and bathroom
- Entrance lobby and large reception hallway with spiral staircase
- Elegant first floor landing with gallery and tall arched window
- Spacious lounge with feature fireplace
- Good size study or fifth bedroom with fireplace
- Exceptional open plan kitchen and dining room with glazed opening to a stunning garden room
- Cloak room/WC and utility room
- Walled courtyard parking with remote control motorized gate
- Well stocked courtyard gardens with pergola, split-level riverside terrace and summer house
- Gas central heating system (new boiler 2018), mainly double/part-secondary glazed windows and security alarm system

Sole Agents:

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### Directions

From St. James' church travel south along Upgate and take the second left turning onto Mercer Row. Follow the road through the town centre keeping ahead at the small junction. Carry straight on at the first mini roundabout and then almost immediately take the first exit at the second mini roundabout along Ramsgate. Continue past two small left turnings and take the third left turn by the bollards along James Street. Proceed until the house is found on the right side.

### The Property

This exceptional town residence is understood to date back to around 2002 when this building replaced a former warehouse by the river. The property has reclaimed brick facings to the external walls beneath multi-pitched timber roof structures covered in natural slate. Heating is by a gas central heating system with new boiler installed in 2018 and the multi-pane windows are mainly double-glazed but have secondary glazing on the front elevation.

### 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 Entrance on the side elevation where a pine-panelled door opens into the:

#### Entrance Lobby

Ceramic tiled floor, radiator, intercom entry system for the gate and door with glazed side panel having bevelled panes to the:

#### Reception Hall

A particularly spacious and elegant hallway with a large feature steel and hardwood spiral staircase having tubular balustrade to the first floor. Radiator, ceiling spotlights, smoke alarm and:

#### Cloakroom/WC

sub-divided internally - on one side is a wide ceramic-tiled vanity unit and inset white wash hand basin set into a tiled surround with double doors to a cupboard beneath and a large wall mirror above with light. Two radiators, ceramic tiled floor and ceiling spotlights. Door to the separate WC in white with concealed cistern for the low-level WC behind tiled panelling and an alcove with spotlight over.

#### Lounge

Positioned at the front of the house and approached from the hallway through impressive double doors - this is a superbly proportioned room with oak flooring and a large feature brick fireplace with massive beam mantel shelf, flagstone hearth and open grate. Two double radiators, two front windows with secondary glazing and side window. Twelve ceiling spotlights.

#### Study/Bedroom 5

A spacious room which would accept a double bed if required and there is a brick feature fireplace with quarry-tiled mantel shelf, flagstone hearth and open grate. Double radiator and window to front and side elevations.



### Dining Kitchen

Fitted with an extensive range of units finished in dark wood tones with curved metal handles to base cupboards and drawers, textured work surfaces and a stainless-steel sink unit with mixer tap and hose fitting. Faced Beko dishwasher, pull-out corner basket units, space for American style fridge/freezer and wall cupboard housing the Worcester gas-fired central heating boiler. Cookcentre stainless steel and black range cooker with six gas rings, warming plate, two ovens, grill and warming compartment, together with glass splashback and Smeg stainless steel cooker hood. Wall cupboard units with pelmet lights beneath, corner spice shelf units and glazed display cabinet. Long pitch pine and hardwood breakfast bar with base cupboards, ceiling spotlights, ceramic tiled floor to the kitchen area and oak floor to the dining area. Two double radiators and V-shaped projecting multi-pane bay with 18-pane French door onto the terrace at the rear.

### Utility Room

Fitted with multiple base and wall units finished in gloss white with metal handles, hardwood block work surfaces with tiled splashbacks and a single drainer stainless steel sink unit. Clothes hanging compartments, shelving, ceramic tiled floor and space with plumbing for washing machine; space adjacent for tumble dryer. Hive central heating control units operable remotely via the internet.

### Garden Room

Approached from the dining kitchen through bi-folding, part-glazed hardwood doors with bevelled panes – a lovely sitting room or studio space with oak flooring, two skylight windows at high level and multi-

pane windows to the side and rear elevations, together with complementary French doors having an arched fanlight over. Two double radiators, ventilation fan and wall-mounted Exocutor.

### First Floor

#### Spacious Landing

With tubular metal balustrade extending from the spiral to form a gallery area around the stairwell. A tall, elegant first floor landing with space to form a sitting or study area and flooded with light from a multi-pane, high-level arched window to the side elevation and a smaller front sash window adjacent. Hardwood flooring, radiator, pendant light point, ceiling spotlights and smoke alarm.

#### Bedroom 1

An exceptionally spacious master bedroom with a high Welsh ceiling, having two massive exposed beams, two windows on the side elevation, high-level ceiling spotlights and a ventilation fan. Morning light floods the room through three skylight windows and there are two radiators and three ranges of built-in furniture comprising one single and nine double wardrobes. Four wall uplighters and V-shaped, multi-pane, walk-in bay window on the rear elevation overlooking the River Lud.

#### En Suite Shower Room

An impressive and individual contemporary room with high part-sloping ceiling, having two skylight windows. White suite of twin shaped vanity wash basins set into grey textured wall plinths with matching shelf beneath, mirror-fronted cabinets and low-level WC having concealed cistern. Wide slate-effect, ceramic tiled shower cubicle with textured slate-effect base, glazed door, side screen, a wall-mounted designer shower unit in gloss black with handset, square controls and drench head, together with fixed side jets. Two wall alcoves, ceiling spotlights, double radiator and two shaver sockets.



### T-Shaped side Landing

With hardwood flooring, trap access to the roof void and door to a recessed airing cupboard containing the foam-lagged hot water cylinder with immersion heater and shelving.

### Bedroom 2 (side)

A spacious double room presently arranged as a large single room with a seating area. Split-level ceiling with a three-spotlight track, multi-pane side window and tall, built-in pine shelf unit.

### Bedroom 3 (front)

A large double bedroom with front window and side bay window with inset seat. Ceiling track with two spotlights, built-in single and two double wardrobes with woodgrain-effect facings, and radiator.

### Bedroom 4 (front)

A fourth double bedroom with two built-in double wardrobes having woodgrain-effect facings and a ceiling track with two spotlights. Radiator and front window.

### Bathroom

White suite of tiled panelled bath with two grips, vanity wash basin set into a tiled plinth which also conceals the cistern of the low-level WC and ceramic tiled splashbacks extending to high level. Wall mirror, light-operated extractor fan and ceramic tiled floor. Split-level ceiling with spotlights, radiator and towel rail.

### Shower Room

Another contemporary room with slate-effect tiling including mosaic-style wall tiles and plinth with inset wash hand basin in white and low-level WC with concealed cistern. Wide splash-boarded shower cubicle in white and contrasting granite effect, with glazed screen and an Aqualisa shower mixer unit. Matt black ladder-style towel rail/radiator, rustic wall shelves, ceiling spotlights, wall mirror, extractor fan and skylight window.

### Outside

Behind the tall front brick boundary wall and sliding remote control, motorized wrought iron gate Fullers Earth enjoys a courtyard haven with a spacious block-paved and secure parking area enhanced by mature ornamental trees, shrubs and climbing plants.

This area is separated from the gardens beyond by a wrought iron fence and gateway onto a path which leads to the main entrance. A pergola around the garden room is covered in mature climbing plants including a wonderful flowering wisteria and the slab-paved area beneath opens onto an upper rear patio with wrought iron balustrade above the River Lud. The paving continues along the rear of the house to a further patio area surrounding an octagonal timber summer house, again with balustrade to the river.

Wide steps then lead down to a low-level riverside terrace, perfect for patio furniture and enjoying the tranquil sound of the Lud as it wends its way through the town. The plants, trees and surroundings create an attractive semi-rural feel which belies the town centre location.

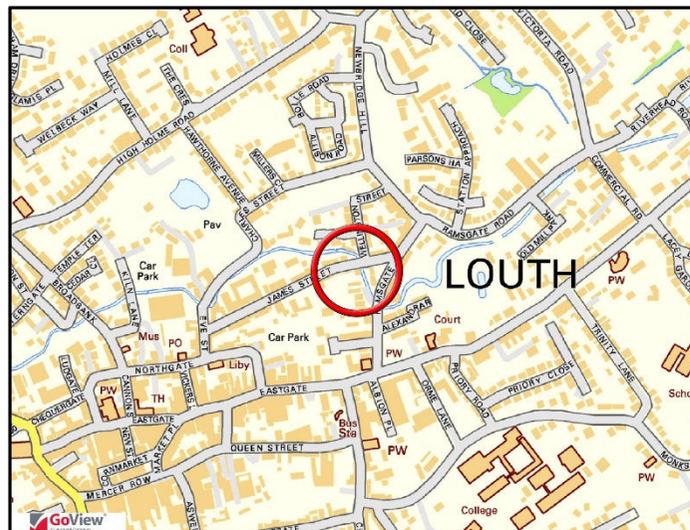
### Location

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.

### 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.

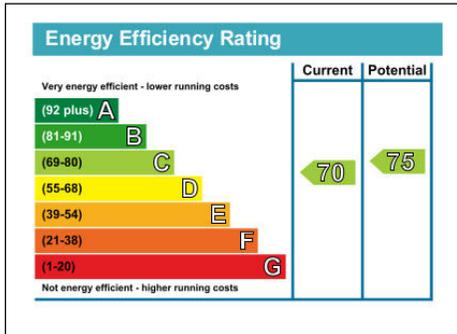
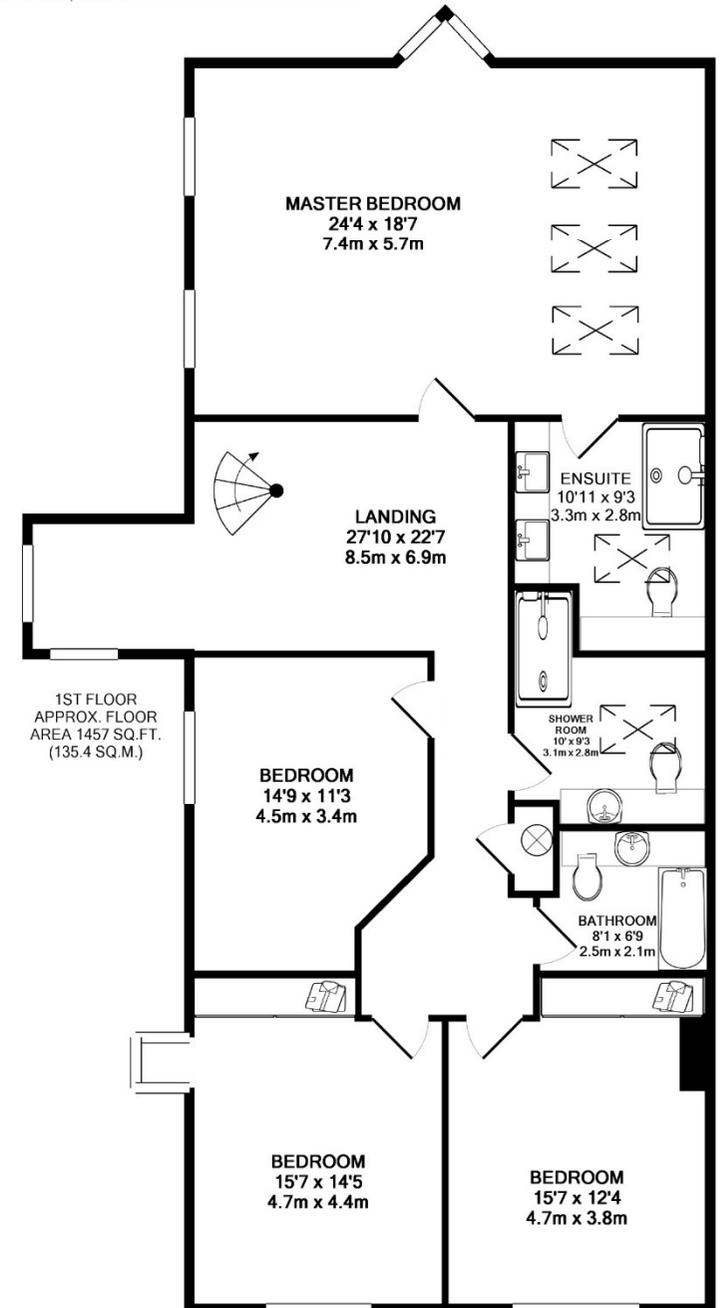
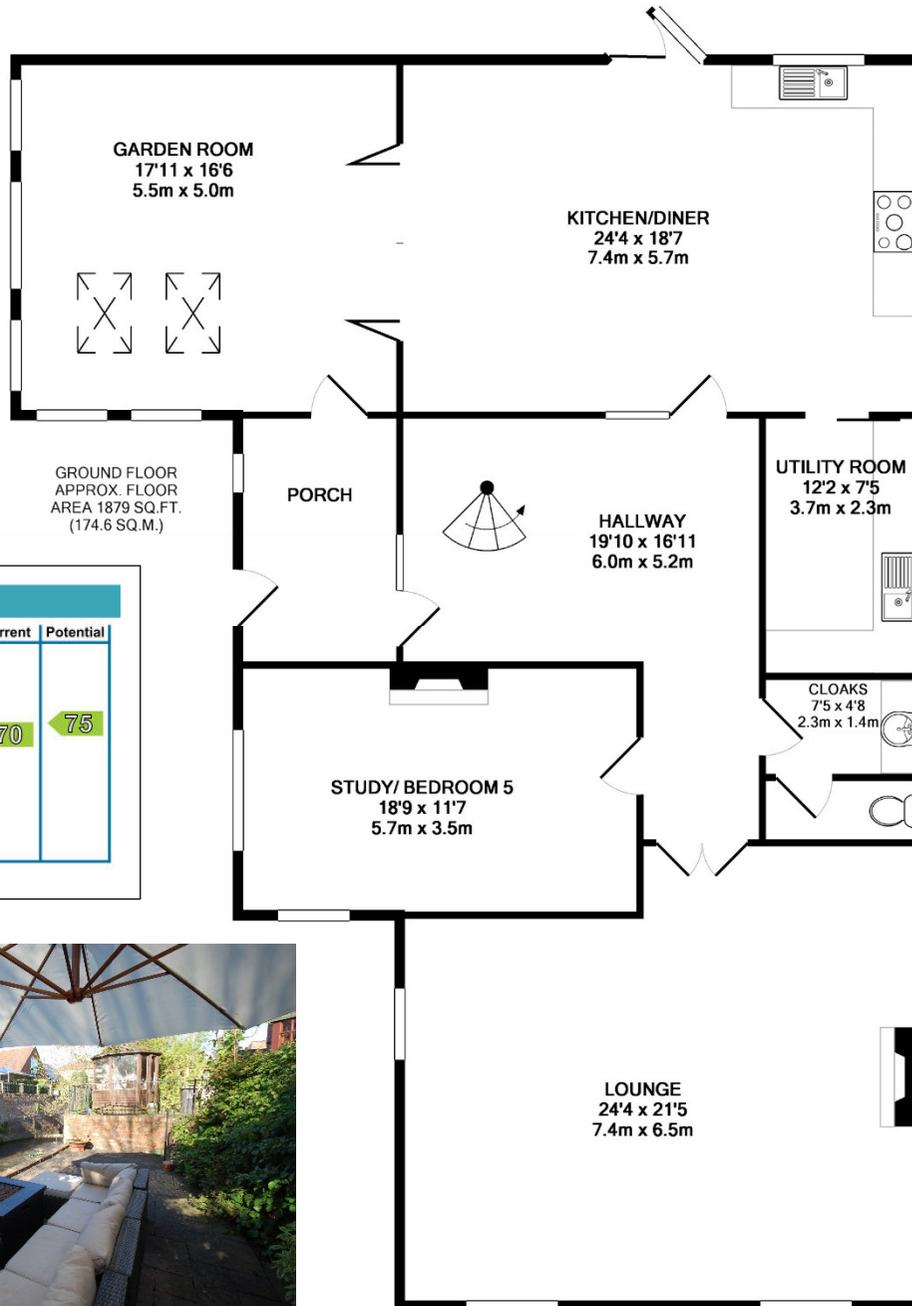


# Floorplans and EPC Graph

A copy of the full EPC can be emailed on request

TOTAL APPROX. FLOOR AREA 3336 SQ.FT. (310.0 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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(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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