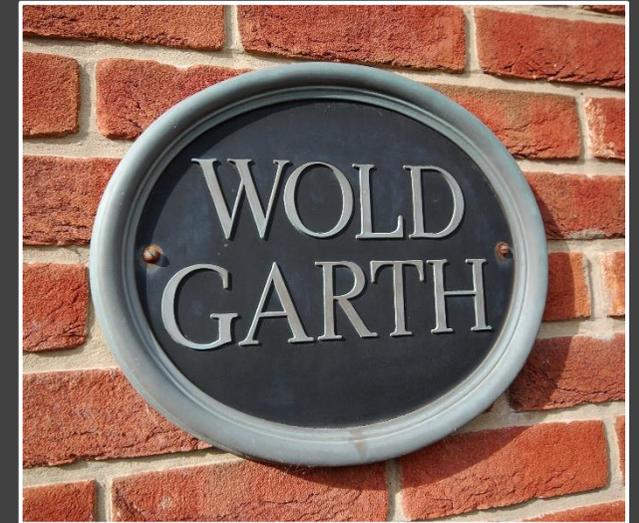




**M A S O N S**  
EST. 1850

Wold Garth, Bluestone Rise, Louth LN11 9XZ

A truly exceptional and immaculate home just a short walk from the town centre and grammar school, this detached, individual 3 / 4 bedroom house stands in the prime Highfields residential area of Louth and has been transformed by a comprehensive refurbishment scheme with a superb, high-quality specification into a fabulous turn-key lifestyle opportunity.



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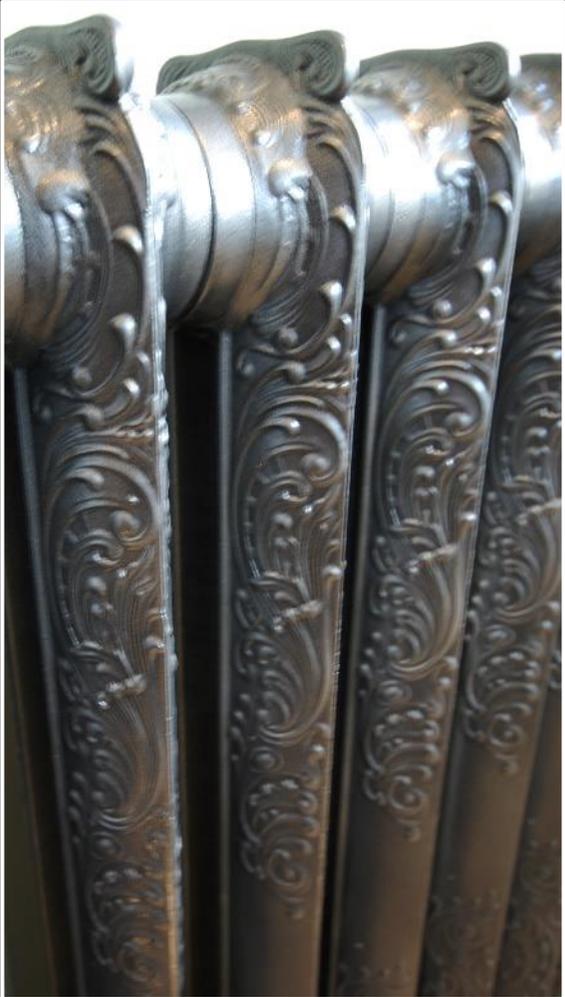
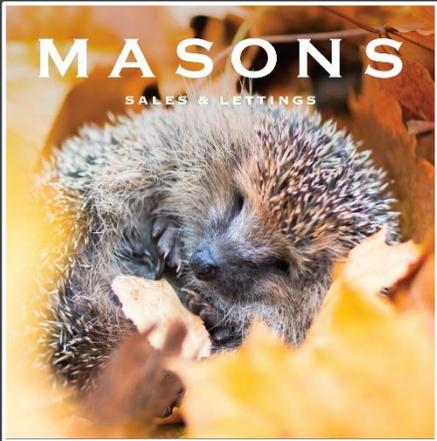
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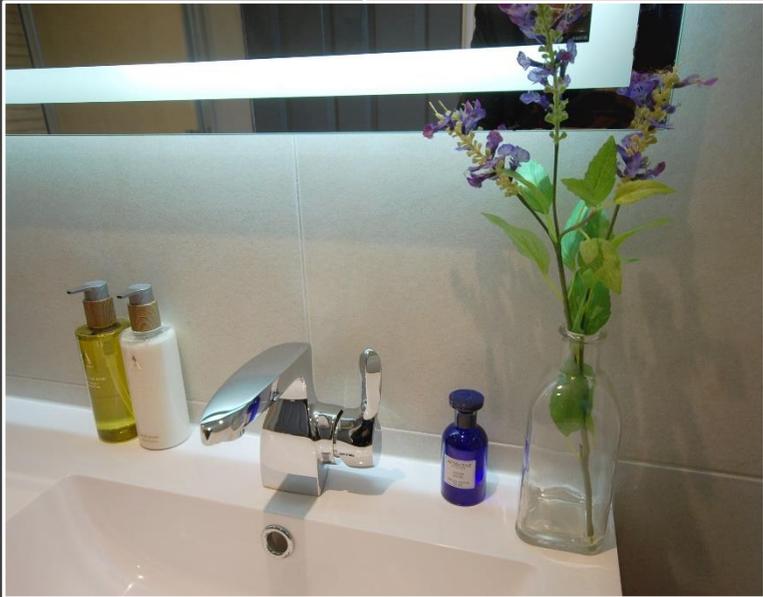
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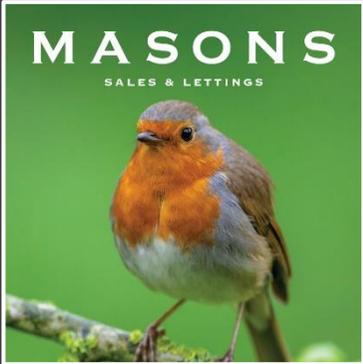


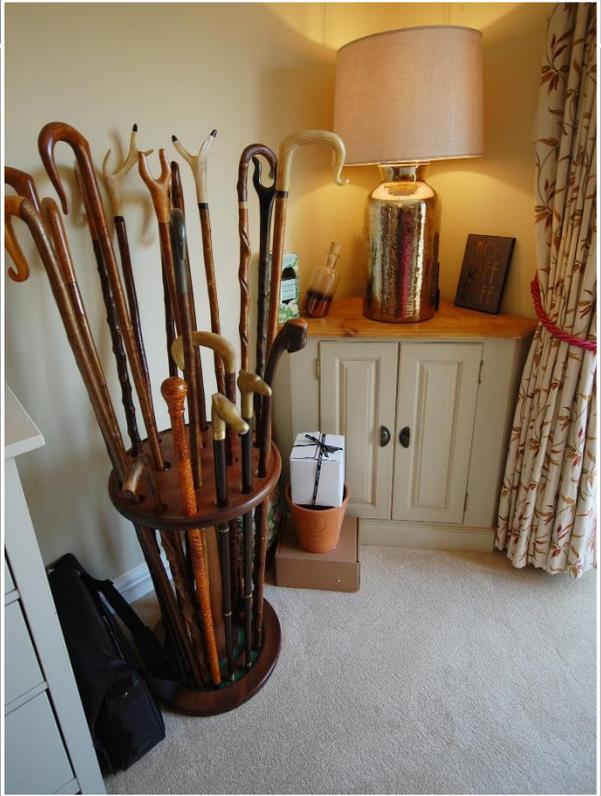












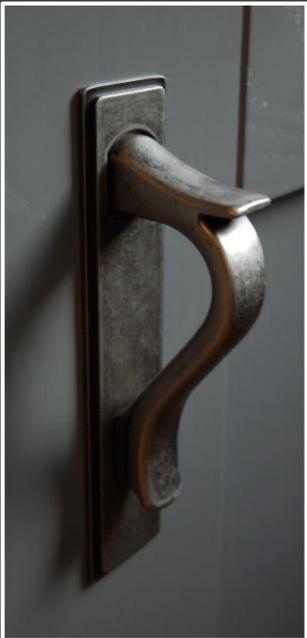






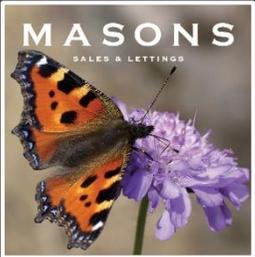
























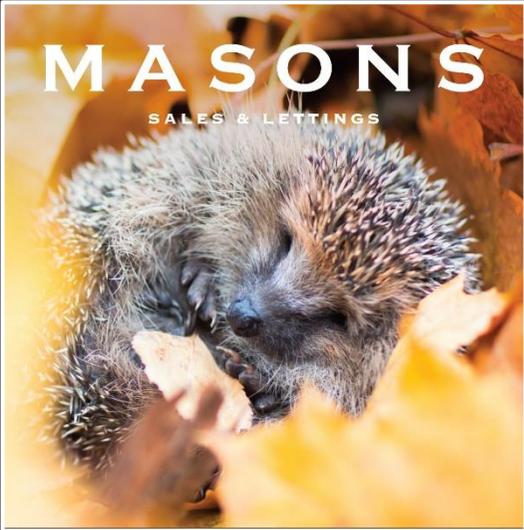
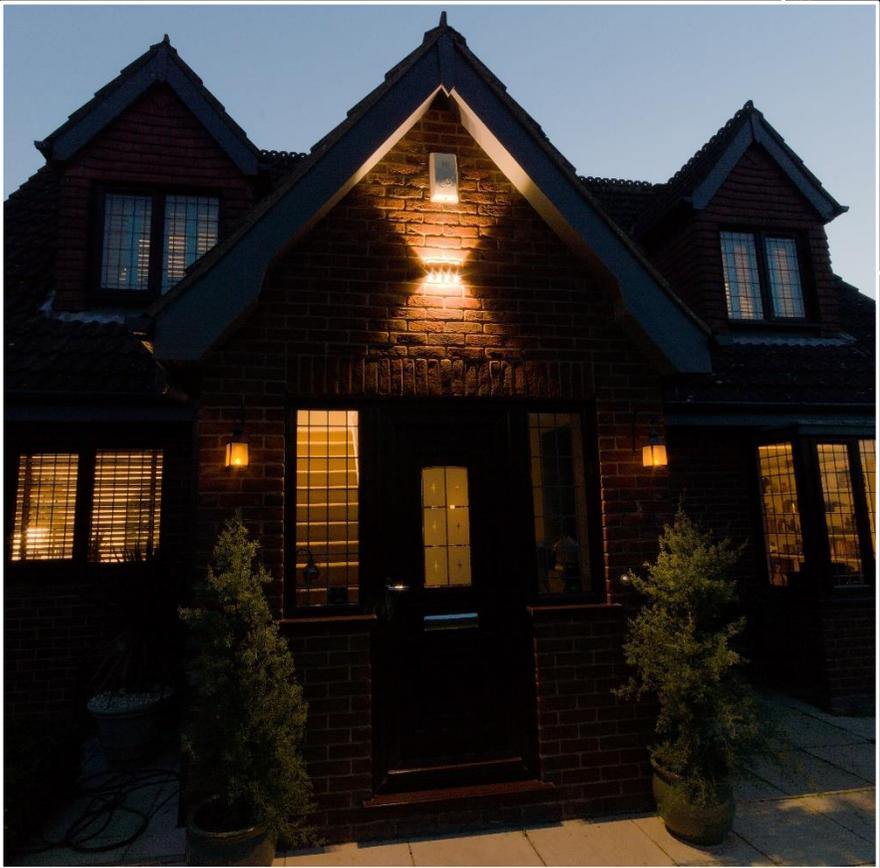












## Directions

From St. James' Church travel south along Ugate and carry straight on at the traffic lights up the hill. Take the second right turning into Meridian View and follow the road until Bluestone Rise branches off to the right. The property will then be found on the left side.

Meridian View is so called as the Prime Meridian runs through the centre of Louth market town. The name Bluestone Rise relates to the blue stones which were relocated from Northern Britain to the Lincolnshire area during the ice age by glaciers - an example can be seen outside Louth Museum and the scenic Bluestone Heath Road stretches across the Lincolnshire Wolds Area of Outstanding Natural Beauty.

## 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.

Louth 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.

## The Property

We understand that the property was constructed in 1994 with brick-faced cavity walls beneath a concrete tiled roof.

The house has a distinctive cottage style with a high-pitched roof and features a two-storey projecting gable at the rear with Juliet balcony, single-storey projecting gables to the front and side elevations and tile-hung, pitched roof dormer windows to the front and rear roof slopes.

The windows and external doors are framed in mahogany style uPVC and double-glazed panes and mahogany-effect, uPVC double-glazed, mainly square leaded panes. There are tilt and slide double-glazed patio doors from the lounge and dining room onto the patios and garden at the rear.

The external joinery to the eaves is finished in contemporary grey tones and the rainwater gutters and downpipes have been renewed in complementary grey.

The detached garage has been constructed to complement the house in brick and block with a pitched timber roof structure covered in concrete tiles, double glazed side window and pedestrian door.

The property has been subjected to a comprehensive refurbishment scheme within the last two years and heating is now provided by a newly installed Mitsubishi air source system and Mitsubishi smart hot water tank located in the roof void. The radiators have been renewed and several of these are finished in "anthracite grey".

The heating is controlled by a Nest wi-fi enabled system whereby versatile, remote control via a mobile phone app is possible. There are also Nest smoke alarm/carbon monoxide alarms.

The water supply has a full water softening system and instant hot or cold water is "on tap" quite literally, by virtue of the impressive, Quooker tap in the kitchen.

Both the kitchen and utility room have been refitted in complementary style with units having slate-grey painted solid wood doors and integrated appliances, together with impressive Statuario Bianco quartz work surfaces and upstands. There is an integrated dishwasher and washer/dryer, a new Haier French-style fridge freezer, a built-in oven and ceramic induction hob with cooker hood over.

The family bathroom, shower room and en suite wet room have all been refitted to a high standard to include Grohe WC's with concealed cisterns; the wet room has a rainfall shower and flexible hand set.

Flooring is particularly important combining quality carpets with extensive porcelain oak plank tiling together with porcelain floor and wall tiles to the bath/shower rooms. The master bedroom features a long range of wardrobes in subtle grey tones and the guest bedroom has a high vaulted ceiling and inward-opening French doors to a Juliet balcony with views across the western outskirts of Louth.

The property features new LED warm white spotlight downlighters to the ceilings and there is a new consumer unit in metal cabinet.

Externally, a superb quality cobble-paved driveway is laid diagonally with straight borders and provides extensive parking and turning space to the side and the front of the house, whilst leading to the good-sized single garage. The well-maintained gardens are beautifully orientated for the sun and the front windows, particularly on the first floor, present far-reaching views across the town to the spire of St. James' Church and beyond.

### **Accommodation**

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

### **Ground Floor**

The main entrance is at the front of the house with a part-glazed (double-glazed) mahogany-effect uPVC front door with matching window to each side, wall brackets adjacent with hanging lanterns and a wall-

mounted down/uplighter above. The front door opens into the:

### **Entrance Hall**

An excellent size with staircase to one side having white-painted spindle balustrade to the first floor. Nine LED ceiling downlighters, oak-effect porcelain tiled flooring, ornate moulded cast iron radiator, smoke alarm and oak-framed glazed door with three full length panes to the kitchen.

Six-panel woodgrain-effect painted doors lead off to the lounge, the sitting room/bedroom 4 and the:

### **Shower Room**

Superbly fitted in white with a vanity unit in a dark brown walnut finish, having chrome flush for the Grohe wall-hung WC with concealed cistern, double cupboard and moulded white sink with side plinth over. Single lever mixer tap and large LED-framed wall mirror with downlighters over.

Full-width ceramic tiled shower cubicle with stone slip-effect wall tiling, glazed sliding door and screen. Wall-mounted shower mixer unit with handset to wall rail and square drench head over. LED ceiling downlighters, oak-effect porcelain ceramic tiled floor extending through from the hall and modern radiator finished in chrome.

Painted dado panelling to wall rail at the front, panelled, painted sill to the front window. Shaver socket and Xpelair fan.

### **Lounge**

A spacious L-shaped room forming a bay to the sliding double-glazed patio doors which open onto the rear garden. Handsome painted, pillared fire surround with an inset composite marble back and hearth and a flame-effect gas fire. Coved ceiling with two ceiling light points and two radiators, one finished in anthracite grey.

### **Sitting Room/Bedroom 4**

A versatile room with a radiator, walk-in bay window to the front elevation, coved ceiling. High-level, wall-mounted metal-cased consumer unit with MCB's.

### **Fitted Kitchen**

Stylishly fitted with a range of wood-fronted units painted slate grey to include base cupboards and drawers with ornate pewter handles, quartz work surfaces, upstands and window-sills and LED pelmet lighting beneath the wall units and wall shelf unit. Built-in Hotpoint electric oven incorporating grill and finished in stainless steel and black glass.

Black ceramic induction hob with wide drawers and pan drawers beneath and an extractor cooker hood over with twin downlighters. Integrated dishwasher and one and a half bowl sink unit with a superb Quooker tap providing boiling hot, cold and filtered drinking water. Six ceiling downlighters, coved ceiling and oak-effect porcelain floor tiling which extends through a square walk-through opening to the utility room and the wide shaped archway to the dining

room adjacent. Kickspace heater beneath the sink unit and concealed LED plinth lighting.

### **Dining Room**

An attractive room with a walk-in square bay window to the side elevation and mahogany-effect double-glazed patio door and side panel onto a sheltered patio to the rear with glazed side screens. Contemporary wide rectangular electric wall-mounted fire with heavy oak beam mantel shelf over and sockets above for a wall-mounted TV. Six LED ceiling downlighters, coved ceiling, radiator and wooden Venetian blinds to the side bay window.

### **Utility Room**

Refitted to complement the kitchen with wood-fronted units painted slate grey and quartz work surfaces, upstand and window-sill, together with an inset stainless steel sink unit and single-lever mixer tap. Base cupboard units which also contain the water softener and the washer-dryer; wall cupboards with centre top shelf unit, tall cupboard with space and power supply for a microwave oven and shelving above. Haier French-style fridge/freezer with stainless steel finish, double doors and two drawers beneath. Wine rack over. Wooden Venetian blinds, sensor light to the ceiling and side uPVC-framed, mahogany-effect part-glazed door to outside.

### **First Floor L-shaped Landing**

With smoke alarm, ceiling downlighters and painted woodgrain-effect six-panel doors leading off to the bedrooms and family bathroom.

### **Master Bedroom Suite**

A spacious double bedroom with a long range of two double wardrobes built into a recess at the rear, high-level gable window to the side elevation and dormer window, both fitted with white plantation shutters.

Two anthracite grey radiators (one of tall design) and two suspended bedside cabinets forming a double bed recess and having textured doors and glass tops. Six ceiling spotlight downlighters, power and TV points for a wall-mounted TV and door access to under-eaves storage space. Trap access to the insulated upper roof void. Walk through opening to the:

### **En Suite Wet Room**

Dramatic copper slate effect porcelain tiling to the walls and floor with illuminated alcoves in the shower area. Wide glazed screen to the walk-in shower area which has wall-mounted chrome shower controls and an independent shower handset with rainwater drench head above. Suspended wide vanity unit finished in light woodgrain-effect with double drawers beneath an inset, long rectangular wash hand basin with single lever mixer tap and an LED-framed wall mirror with downlighters and heated demister pad. Suspended Grohe WC with large wall-mounted, dual-flush chrome buttons. Anthracite grey radiator and light-operated extractor fan.

### **Guest Bedroom 2**

A most attractive room with a high vaulted ceiling and double-glazed skylight windows to each roof slope,

together with inward opening double-glazed French doors creating the Juliet balcony with external wrought iron balustrade. The latter enjoys some lovely views across the western residential area of Louth towards the outskirts. Four LED ceiling downlighters, tall white designer radiator.

### **Bedroom 3 (front)**

A single bedroom with a front dormer window having plantation shutters in white. Three LED ceiling downlighters, radiator and built-in wardrobe with white six-panel door, clothes rail and shelving.

### **Family Bathroom**

White suite comprising a flared, free-standing double-ended bath with square pillared lever mixer tap and shower fittings angled to the rear corner; suspended vanity wash hand basin finished in grey woodgrain-effect with drawer beneath a long, white rectangular wash hand basin with single lever mixer tap. Tall, white enamel designer radiator and LED illuminated mirror over the wash basin with heated demister pad. Rear dormer window with suspended Grohe low-level WC having a wall-mounted chrome, dual-flush control. Oak-effect porcelain floor tiling and high-gloss marble effect porcelain wall tiling to three sides. Shaver socket and wide door to a recessed linen/storage cupboard.

### **Outside**

A wide entrance from Bluestone Rise allows vehicular and pedestrian access to the property over a long,

cobble-paved driveway which is shaped to form a turning/parking space at the front of the house before continuing to the garage at the rear.

### Detached Garage

A larger than average single garage with up and over door at the front, a side double-glazed window and side part-glazed (double-glazed) matching pedestrian door. There is a bench at the rear, electric light, power points and an independent electricity consumer unit with MCB's.

### Gardens

The house is set back behind a front garden with grey painted picket fencing along the front boundary. This garden is laid to lawn with a number of ornamental miniature trees and shrubs inset. A pathway finished in light coloured paving slabs leads across the front of the house from the drive and this continues by the driveway and around to the rear, forming a wide split-level patio which extends before the patio doors of dining room and lounge. The former enjoys shelter from two glazed side screens on brick base walls.

At the front of the house there is a water tap by the driveway and there are external weather-resistant power points to the house and garage.

The rear garden is a good size and orientated to enjoy the sun throughout the day but particularly during the afternoon and evening. The main area is laid to lawn extending away from the patios with fencing to

side and rear, shrubbery and flower beds with a variety of ornamental plants, climbing plants to fencing, shrubs and bushes.

A pathway leads around the north side of the house where the air source heat pump is mounted well out of sight at high level on wall brackets.

There is ample exterior lighting to include sensor floodlights, multiple fence mounted garden lights, an up/downlighter over the front entrance and two battery lanterns on wall brackets by the front door.

### Viewing

Strictly by prior 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.

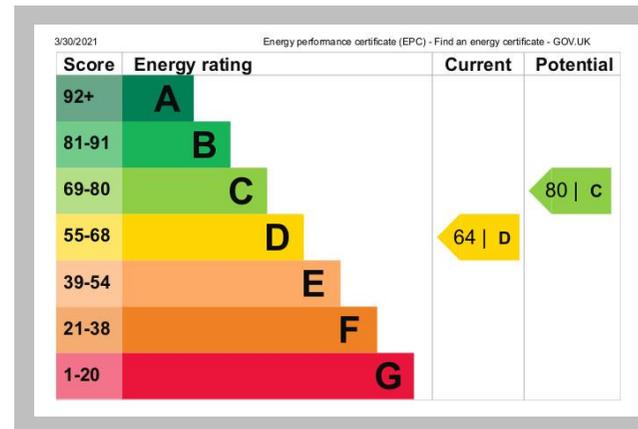
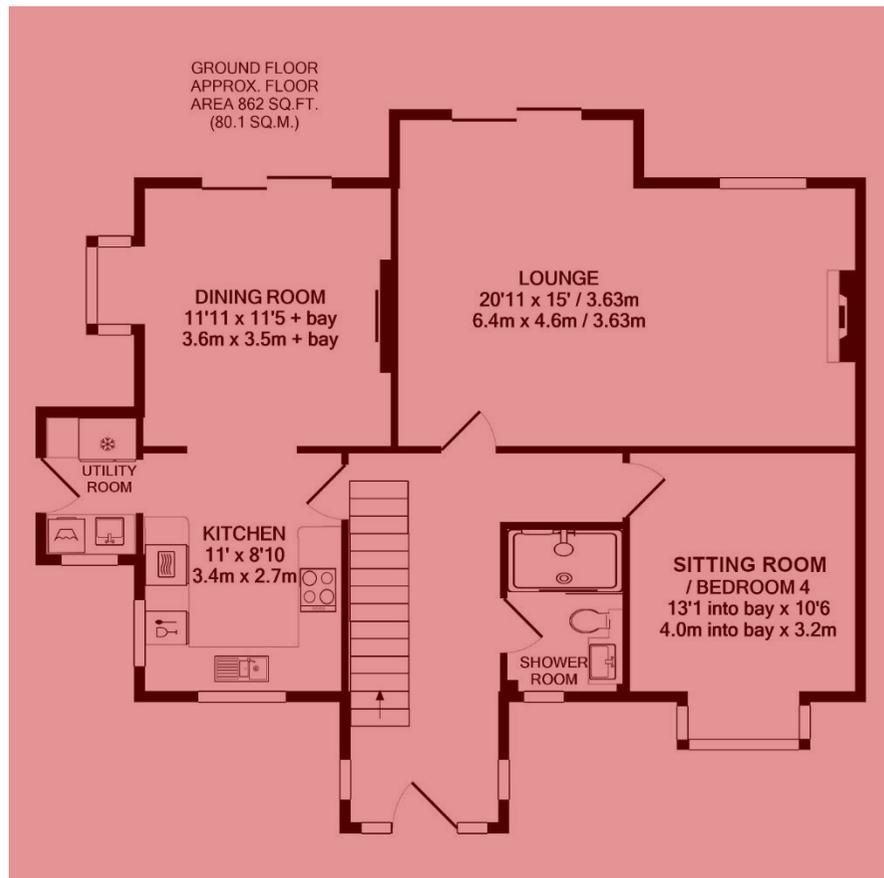
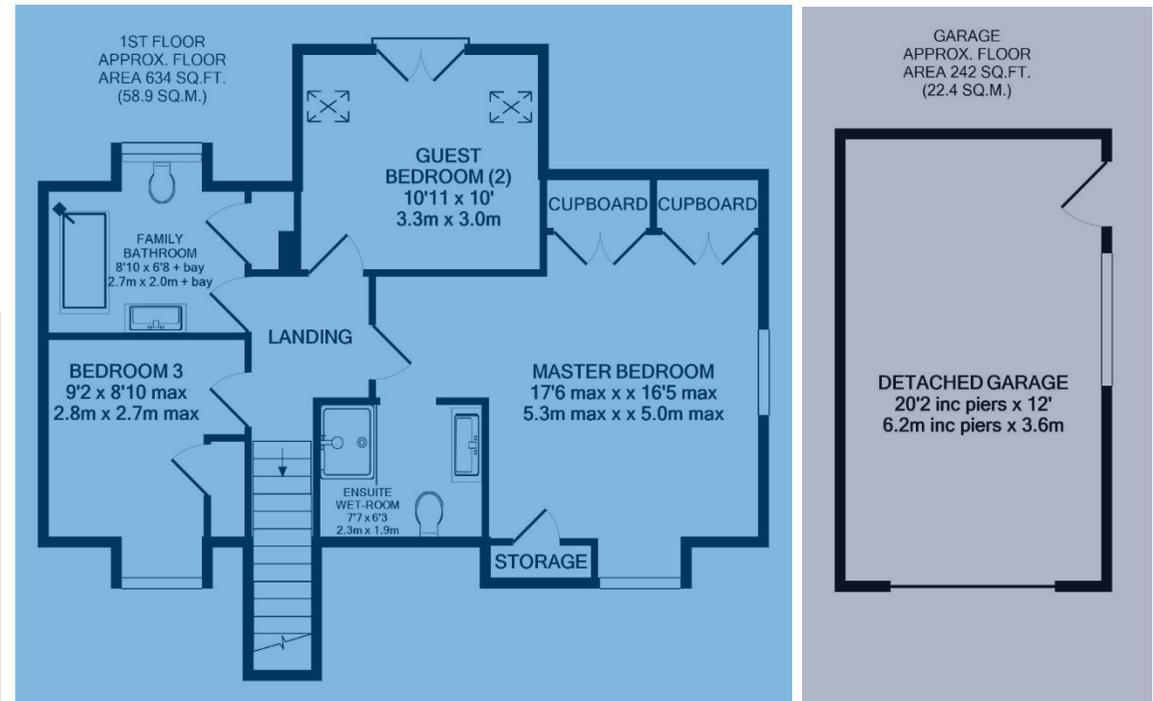
Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, water, electricity and drainage but no utility searches have been carried out to confirm at this stage. The property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



*St James Church from Westgate*

# Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request.  
Please note that the EPC was prepared prior to the installation of the Air Source Heat Pump and Nest System



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

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**MASONS**

EST. 1850