



# Church View

Tathwell

**M A S O N S**

— Celebrating 175 Years —



# Church View

Tathwell, LNI | 9SR

Immaculate detached three-bedroom home

Prime Wolds village location near Louth

Stylish breakfast kitchen with Neff appliances

High-quality renovation throughout

Lounge with wood-burning stove

Conservatory with southerly garden aspect

Principal bedroom with en suite

Landscaped gardens

Block-paved driveway, garage & EV charger

Underfloor heating to kitchen and utility

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A brilliant opportunity to acquire an immaculate, turnkey, detached three-bedroom house of individual design, positioned in a prime Wolds village just 3.5 miles from the centre of Louth market town. The property has been transformed by the current vendors to provide contemporary yet characterful accommodation comprising three bedrooms (one en suite) and a further family bathroom, lounge, dining room, conservatory, breakfast kitchen and side utility. The property stands in beautifully landscaped gardens with a generous driveway and garage, front and rear gardens, the latter enjoying a superb southerly aspect.



The property has been thoughtfully renovated by the current vendors to a very high standard, including new triple-glazed windows and doors, a new kitchen and utility room, replacement guttering, full redecoration and new floor coverings throughout. Externally, the gardens have been landscaped and the garage benefits from a remote electric door. The property has oil-fired central heating with a modern Worcester Bosch boiler and also includes built-in Neff appliances and fitted blinds.





## Ground Floor

Entrance is via a part-glazed composite door into the central hallway with tiled floor and pine doors to the principal rooms. A further composite door to the rear side provides access to the driveway, with a door off the hallway to the cloakroom/WC, fitted with low-level WC and wash hand basin. A door to the right leads to the superb re-fitted breakfast kitchen, featuring an extensive range of anthracite grey units with marble-effect work surfaces and a breakfast island with fitted shelving. There is a one-and-a-half bowl sink, twin Neff ovens, built-in bin unit and a four-ring induction hob with extractor above, with windows to the front and rear and wood plank-effect tiled flooring. There is also underfloor heating to the kitchen and utility areas.





An opening leads through to the utility area with matching base and wall units and marble-effect work surfaces, single bowl stainless steel sink, and space and plumbing for a washing machine, tumble dryer and freezer. The Worcester oil-fired boiler is housed here, along with tall storage units incorporating a built-in wine rack. There is a window and split-style door to the rear elevation opening onto the driveway.



The dining room is positioned to the left of the hallway and has newly fitted carpet, staircase to the first floor, twin front-facing windows and ample space for dining and seating. Exposed timber ceiling beams create a cosy and characterful space. The conservatory is positioned to the south of the house, enjoying a sunny aspect with glazed panels and ceiling, and a door opening onto the rear garden, providing an ideal year-round seating area. The superb lounge is located to the rear with windows to two aspects, painted beamed ceiling and feature fireplace with oak mantel and inset wood-burning stove, creating a warm and inviting room.







## First Floor

The spacious landing has a cupboard housing the hot water cylinder with shelving for laundry, pine doors to all rooms and newly fitted carpet.

The master bedroom is a generously proportioned room with an extensive range of fitted wardrobes, cupboards and drawers, windows to two aspects, and a light, airy feel. The room is beautifully decorated with newly fitted carpet. A door leads to the en suite shower room, fitted with a corner shower cubicle with electric shower, low-level WC and wash hand basin, with half-height tiling and a frosted side window.





The second bedroom is also a generous double with windows to two aspects, carpeted floor and ample space for freestanding furniture. The third bedroom is a good-sized room, currently used as a workspace, and would comfortably accommodate a generous single or potentially a double bedroom, featuring a side window, cast iron fireplace and carpeted floor.

The family bathroom is fitted with a three-piece suite comprising low-level WC, wash hand basin and panelled bath with hand shower attachment. There is tiling to wet areas, neutral décor, a frosted side window and heated towel rail.



## Outside

The property is approached from the front via a gravel pathway with steps leading to the front door, with a further gravelled path running along the frontage and a smart laurel hedge forming the front boundary. Gated access leads to the block-paved driveway, providing parking for multiple vehicles and access to the single garage, which has a remote electric roller door, power and lighting, rear window and side pedestrian door. An electric vehicle charging point is fitted to the wall adjacent to the driveway. A further gate provides access to the rear garden.

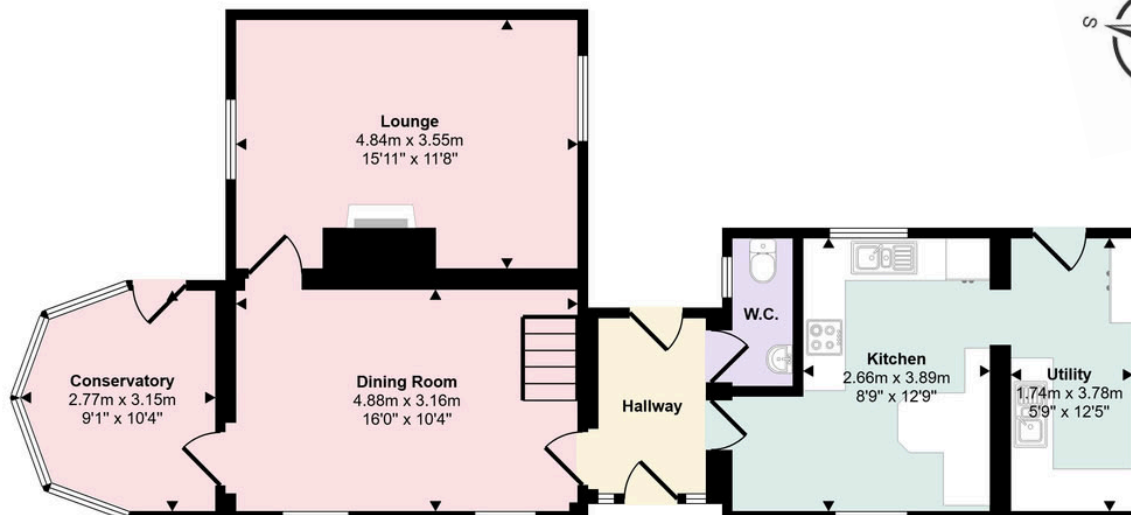


The rear garden is a delightful, private and sunny space enjoying a southerly aspect and landscaped throughout. A porcelain stone patio adjoins the house with a remote electric awning above, ideal for al fresco dining. To the side are the oil storage tank and timber garden shed. The garden is predominantly laid to lawn with fenced boundaries, well-stocked borders of mature plants and shrubs, and a pathway around the conservatory leading to a log store. To the rear is a timber-framed pergola with decked seating area, creating a further attractive space to enjoy summer evenings and the setting sun.

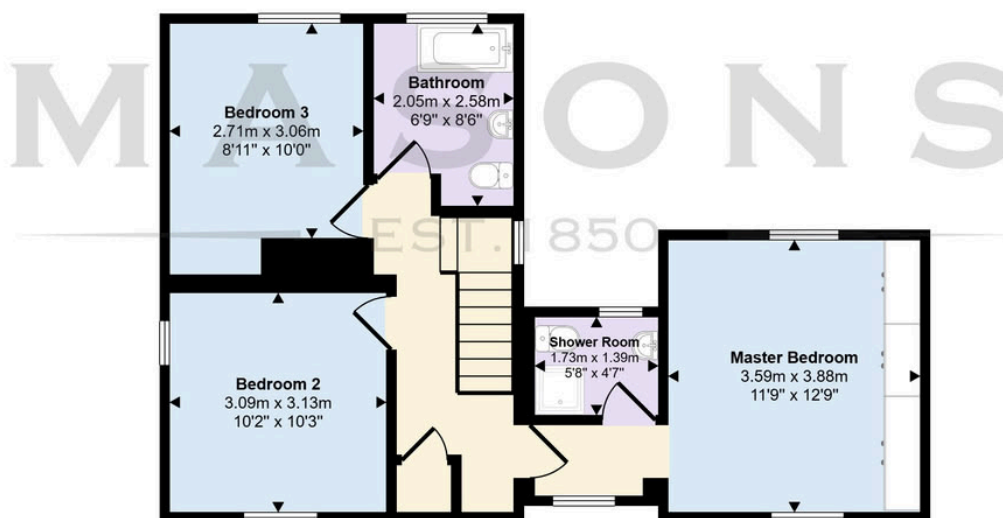




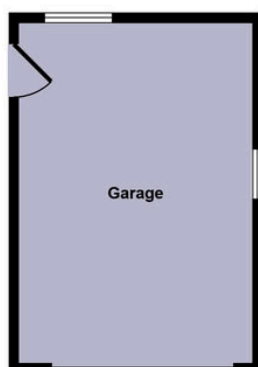
Approx Gross Internal Area  
139 sq m / 1499 sq ft



Ground Floor  
Approx 69 sq m / 746 sq ft



First Floor  
Approx 54 sq m / 579 sq ft



Garage  
Approx 16 sq m / 174 sq ft

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.

# Tathwell and The Wolds

An Area of Outstanding Natural Beauty

Tathwell is just 3.5 miles from the market town of Louth and nestled in beautiful, typically English countryside with rolling hills. There is a private lake in the centre of Tathwell and walks through the fields all the way to Louth and up onto the hilltops where the beauty of the village setting can really be appreciated. There are nearby hamlets in Haugham and Dovendale.

The parish church is dedicated to St Vedast and houses the Hamby Monument - a wall monument originally constructed around 1620 and later restored by the Chaplin Family, baronets of Blankney and descended from the Lord Mayor of London in 1677.



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. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



# Louth

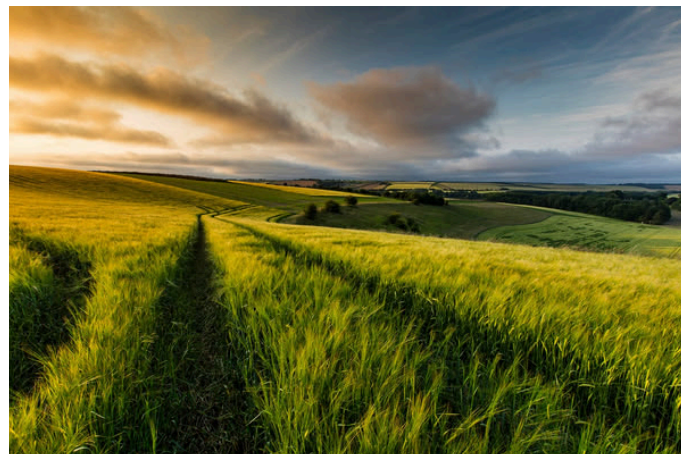
Vibrant Living in the Wolds

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.

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### 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 electricity, water and a shared private drainage system but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Location

What3words: ///fluctuate.herds.sobered

### Directions

From St. James' Church in Louth, proceed south along Upgate and carry straight on through the traffic lights and then out of town. At the roundabout, on the outskirts take the second exit along the A16 and after a short distance take the first right turn. Follow the lane to Tathwell and carry on down into the centre of the village, turning left onto Thackers Lane. After a short distance take the right turning onto Church Lane and the property is immediately on your left side.

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.

# M A S O N S

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