



30 Spital Hill

Louth

M A S O N S

— SINCE 1850 —



30 Spital Hill

Louth
Lincolnshire LN11 9JP

Positioned a short distance to the south-west of Louth town centre in an elevated setting with views, this detached 3 bedroom character cottage has attractive enclosed gardens, secure driveway parking and an owned double parking space. With gas central heating system and double glazed uPVC windows, the accommodation includes a sitting room with French doors, a dining kitchen with bespoke kitchen units, cellar, 2 woodburning stoves, cloakroom/WC, 3 first floor bedrooms, a spacious gallery-study and a spacious first floor bathroom with 4-piece suite plus shower. Cottage gardens with patios, roses, summer house, sheds and greenhouse. For sale with NO CHAIN.

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The Property

Believed to date back to Victorian times, this interesting detached cottage has many unique elements and the accommodation enjoys a comfortable feel especially found in Period homes. The walls are rendered while the roof is of pitched timber construction covered in clay pantiles. Heating is by a gas central heating system with combination boiler and there are cast-iron log burning stoves to fireplaces in the sitting room and the dining area of the kitchen. The property has white uPVC double glazing and an excellent plot providing gardens to the front and rear facing west and east correspondingly and thus having scope to enjoy the sun throughout the day.

This town centre home has the valuable benefit of secure driveway parking in front of the main west elevation and also owns a double parking space adjacent, at the top of Spital Hill. The town amenities are just a short walk from the cottage.

The accommodation is well proportioned as described in detail below and the living area has the space and potential to create a dining kitchen or dining lounge according to preference. The rooms have a characterful feel with fireplaces, gallery study, stripped pine doors, beams and more – viewing is recommended.





Ground Floor

The main entrance is on the front west-facing elevation, where a uPVC multi-pane-effect front door opens into an **entrance porch** with window to the side and rack wall shelving.

A Period-style, part-glazed inner door opens into the **entrance lobby**, which has a quarry-tiled floor and stripped pine ledge doors with latches to the dining kitchen and sitting room. There are pine peg coat hooks, a ceiling light point and a base cupboard contains the gas meter.

A further pine door opens into a deep, recessed **cloaks and store cupboard** with coat hooks, wall shelving, light and a leaded, decorative internal window to the rear lobby beyond.





The **sitting room** is an attractive reception room with a feature fireplace with arched brickwork over a recessed slate-tiled hearth with an inset, cast iron log-burning stove. There is an arched alcove to each side of the chimney breast. This room has a radiator at the front, ceiling light point, a double-glazed sash window on the front elevation while at the rear, double-glazed French doors open onto the garden beyond.

To the rear of this room, there is a second ceiling light point and radiator, a smoke alarm and a feature staircase with pine spindle balustrade having turning steps leading up to the first floor. The sitting room has laminated flooring which extends through to a rear lobby with pine latch doors to the dining kitchen and **cloakroom/WC**.

The latter has a white suite comprising a low-level WC and bracket wash hand basin. There is a ceiling light point, extractor fan and rear window.







The **dining kitchen** enjoys a spacious feel with light hardwood style flooring to the dining area and a further recessed fireplace having an inset, cast-iron log-burning stove and feature arched alcove to each side. There is a double-glazed sliding sash window on the front elevation, a ceiling light point and the dining area is open plan with the kitchen at the rear, through a wide opening.



The **kitchen area** has bespoke, hand-built pine furniture with cup handles to drawers, base cupboards and larger cupboards at the side, ideal for housing appliances. There are matching wall cupboards, a spice rack, heavy pine work surfaces and a Belfast-style ceramic sink with Period-style mixer tap over. To one side is the Stoves dual-fuel range cooker finished in black and chrome with glazed doors to built-in ovens and grill, five gas rings and a ceramic-tiled splash-back. The kitchen area has a quarry-tiled floor, a rear window overlooking the main garden with a multi-pane glazed door adjacent, to outside. There is a ceiling light point and feature high-level beam to one side.





First Floor

The staircase leads up from the rear of the lounge to a surprisingly spacious **gallery study area**, with two small rear windows, handrails and stripped pine, four-panel and ledge doors to the bedrooms and bathroom. A small inner landing has a fixed ladder and trap access to the roof void.

The **main bedroom** is at the front of the cottage and has a double-glazed, multi-pane-effect sash window on the front elevation and a cast iron decorative fireplace set into a moulded, pine-pillared surround. There is a double radiator and a clothes-hanging recess by the fireplace with clothes rail and shelving. One of the power points has combined USB sockets and there are views across the front garden towards Highfields.





Bedroom 2 is also at the front of the property and a double bedroom with a cast-iron feature fire surround, a clothes-hanging area by the chimney breast and a double-glazed front window presenting the same views to the west as bedroom 1. This bedroom has a pine built-in range of wardrobes with painted, moulded doors comprising one single and two double wardrobes with clothes hanging areas and shelving. There is a ceiling light point and a double radiator.

Bedroom 3 is an L-shaped single room at the rear with double radiator and rear window, together with ceiling light point.

The **bathroom** is spacious and well fitted with a white suite comprising a panelled bath, bidet, low-level WC and Burlington Period-style pedestal wash hand basin with ceramic-tiled splash-back and shaver socket adjacent. In the corner, there is a good-sized splash-boarded and glazed shower cubicle with a chrome mixer unit and handset. Stripped pine double doors open to the boiler and airing cupboard which contains the Worcester gas-fired combination boiler, together with slatted linen shelves. There is a double radiator with pine shelf over, a wall cupboard above, pine-panelled ceiling and rear window.



Outside

To the rear of the cottage there is an attractive garden comprising a block-paved patio with curved, brick steps from the kitchen door and steps down from the French doors of the sitting room. A gravel pathway winds through shaped, raised rose beds and shrubberies and there is a block-paved area to one side, ideal for garden furniture, flower pots, tubs, etc. A mixed hedgerow extends along the side boundary above Quarryside below and there is an ornamental tree to the far corner and a brick wall to the rear and opposite side boundaries. In the corner of the rear garden there is a timber summer house. To the rear of the cottage there are outside floodlights, lantern, external power points and a water tap.

By the rear kitchen door there is a brick enclosure with an opening and steps leading down to the **cellar**. This is an interesting and useful space for storage, with brick vaulted alcoves, electric power supply and lighting.





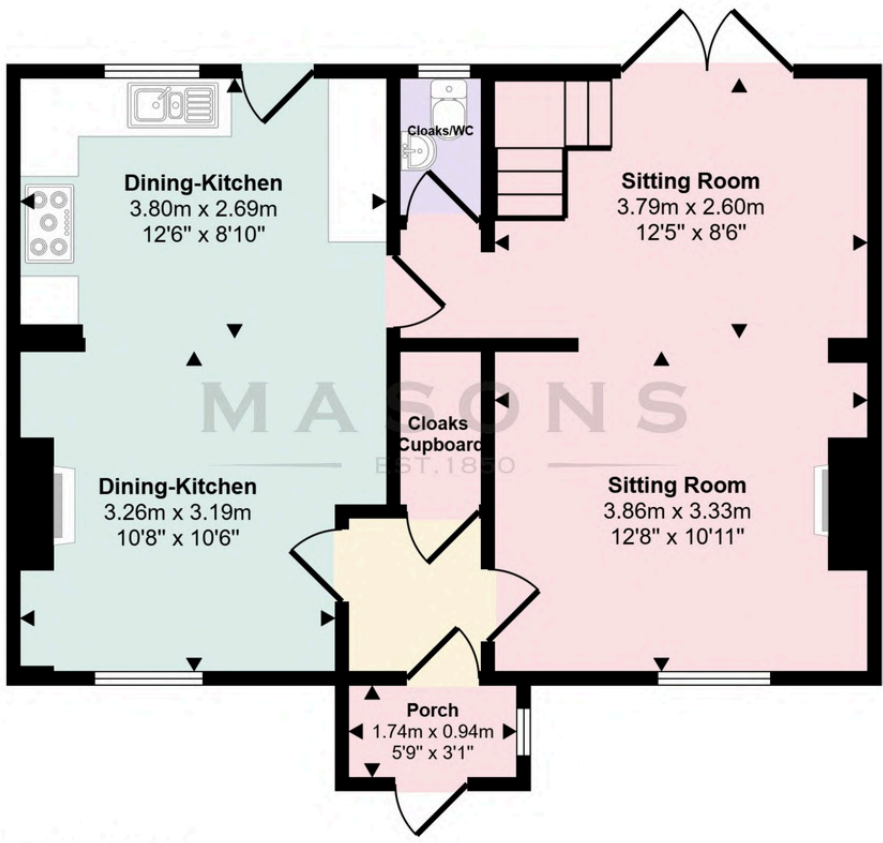
The rear garden is on the east side of the cottage and thereby enjoys the sun in the morning in particular, whilst at the front of the property, the west garden is ideal for the afternoon and evening sun.



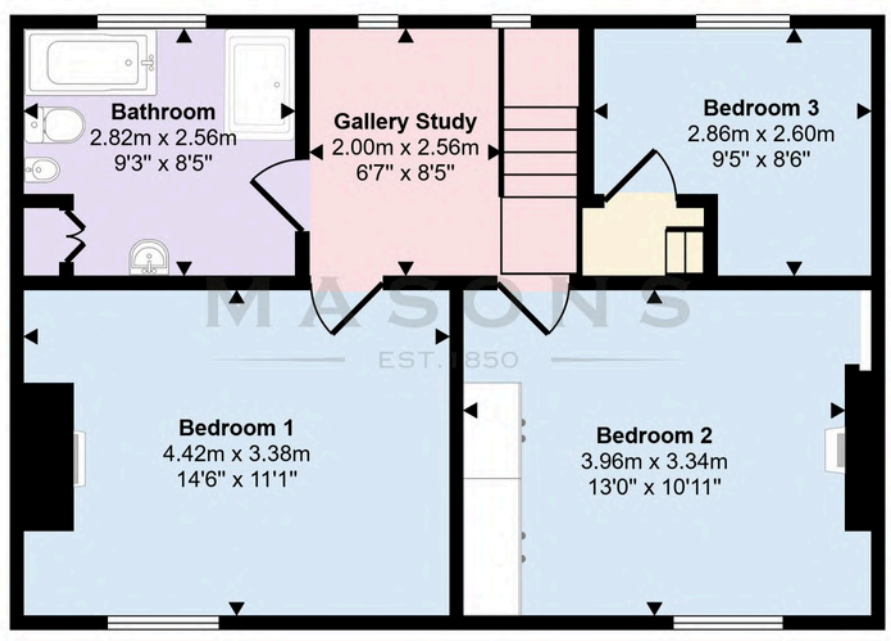
The west garden is laid to lawn with a quarry-tiled and flagstone pathway and patio, sheltered by a brick boundary wall with piers to Spital Hill and a -gated entrance allows vehicular access into the secure block-paved parking area in front of the property. There is a mixed hedgerow and fence along the boundary to Quarryside below and the pathway leads through to a number of garden outbuildings comprising a painted **garden shed**, a recent **greenhouse**, an older greenhouse in need of repair and a further **garden store**.

At the side of the gated entrance into the front garden there are **two additional parking spaces** which belong to the cottage, and a raised flower bed adjacent with steps up.

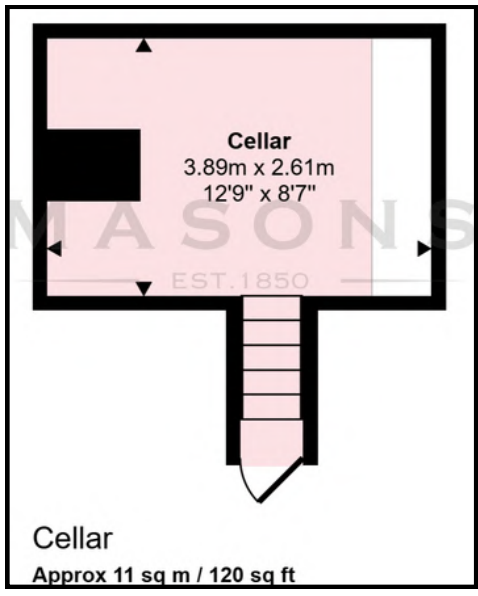




Ground Floor
Approx 55 sq m / 592 sq ft



First Floor
Approx 54 sq m / 576 sq ft



Cellar
Approx 11 sq m / 120 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.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	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 gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///studio.canny.line

Directions

From St James Church, travel south on Ugate and at the traffic lights turn right along South Street. After just a few yards, turn left up Spital Hill and continue to the top of the lane where the gates into the property are facing you and the last double parking space on the right, belongs to the property.

Agent's Note

Part of this property has not yet been registered with the Land Registry and this will take place during the course of purchase.

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. Material information, compliant with Digital Markets Competition and Consumers Act 2024, is available on request or from the website listing.

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