



30 Bridge Street Louth LN11 0DP

£580,000

Council Tax Band F

JOHN TAYLORS  
EST. 1859

**An extremely spacious Grade II listed late Georgian property situated in the Conservation Area of Louth & forming the end of a row of four grand terrace townhouses. This elegant house is conveniently positioned for the centre of the town and benefits from ample off street parking including a double garage located to the rear of the property. The house is spread over four floors and offers versatile rooms with the principal accommodation including four reception rooms, bespoke kitchen, six good size bedrooms & two large bathrooms. In the lower ground floor the accommodation includes a living room, kitchen/utility, bedroom and WC making it ideal for annexed accommodation or for supporting daily family life.**

#### **Location**

The property is positioned adjacent to the magnificent St James' Church and is conveniently situated close to the centre of the historic Georgian market town of Louth, which is nestled on the edge of the Lincolnshire Wolds a "Designated Area of Natural Beauty". The town has a population of approximately 17,000 and enjoys a thrice weekly open market, independent shops and national retailers, three supermarkets, leisure centre, two golf courses, cinema and theatre and is situated some 25 miles north-east of the city of Lincoln and some 16 miles south of the town of Grimsby.

#### **Entrance Hall**

Comprising a six panelled front door with fanlight over and a Doric and Tuscan column door case porch, ornate cornicing to high ceilings, picture rails, flagstone floor, and elegant staircase leading to the upper floors as well as down to the basement.

#### **Lounge**

This elegant reception room has ornate cornicing to the ceiling, picture rails, Regency style marble fire surround housing a multi fuel burner, built-in alcove cupboards and shelving, tall sash window to front elevation with splayed panel reveals, Edwardian style column radiator, ceiling rose and an early Victorian retained painted mural. Maximum depth and minimum width measurements. 16'4" x 14'1" (5m x 4.3m)

#### **Kitchen Diner**

Originally two separate rooms, the kitchen area includes a fitted range of hand painted wall and base units having solid wood block work surfaces and tiled splash backs, central island unit also with woodblock worktops. There is a stainless steel sink and a range of built-in appliances, including a Britannia range cooker, Neff induction hob with extractor hood over, fridge freezer and Neff built-in microwave and dishwasher. There is a tall sash window overlooking the garden and beyond and limestone tiled flooring. An opening provides access to the dining room area which has a Regency style marble fire surround housing a multi fuel burner, built-in cupboards with glazed doors, cornicing and ceiling rose and picture rail to walls, tall sash window with splayed panel reveals and Edwardian style column radiator. Dining Area: 16'1" x 13'7" max (4.93 x 4.18m) Kitchen Area: 12' x 10'8" (3.67m x 3.32m)

#### **Office**

With feature fireplace having Regency style surround, tall sash window overlooking the garden, radiator. Maximum depth measurement. 11'3" x 10'9" (3.47m x 3.33m)

#### **Lower Ground Floor**

Originally, this would have provided the kitchen and storage facilities to the upper floor above and which could be utilised as a separate annex accommodation with its own separate rear access door from the garden.

#### **Entrance Hall**

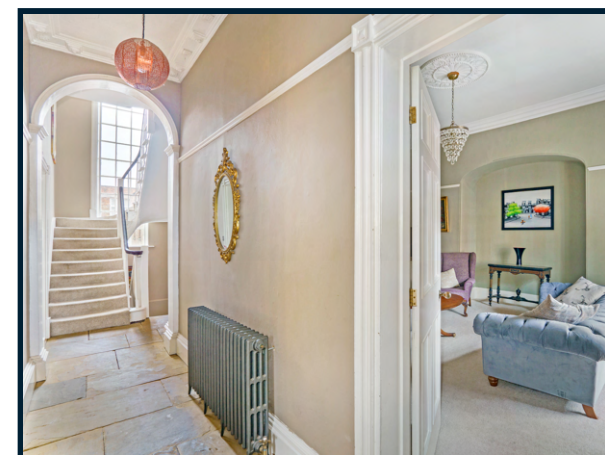
With a cloaks storage area, radiator and raised stone slab, a survival from when this floor level was the servants domain and used as a kitchen and ancillary store rooms.

#### **Living Room**

With Venetian style window to front elevation, electric meter cupboard, radiator. Maximum width measurement. 15'4" x 13'1" (4.72m x 4.01m)

#### **Kitchen/Utility Room**

With a range of fitted wall and base units with hand painted doors, solid oak wood block work surfaces and Belfast sink, tiled splash backs, space for fridge freezer, integrated Hoover washing machine and under counter freezer, wood effect flooring, Venetian style window to front elevation, Edwardian style column radiator. and opening to a useful pantry area with fitted shelving. Minimum width measurement. 14' x 13'4" (4.28m x 4.11m)



### **Store Room/ Bedroom**

Currently used for storage but could equally be used as an extra bedroom if required. Minimum width measurement.

10'5" x 7'5" (3.21m x 2.29m)

### **Cloakroom**

With close couple toilet, wash basin, window to rear elevation, wood effect flooring and door to boiler room housing an Ideal Logic Plus Heat 30 gas fired boiler with adjacent pressurised hot water cylinder and timer control.

### **First Floor Landing**

With arched shape elongated fixed panel window extending over two floors, staircase with mahogany rail continuing up to 2nd floor, large sash window to front elevation.

### **Master Bedroom**

A spacious well proportioned master bedroom having a large sash window with splayed panel reveals, fireplace with arch shaped cast iron grate and Regency style marble surround, cornicing to ceiling, Edwardian style column radiator and door to bathroom. Maximum depth measurement. 16' x 13'6" (4.88m x 4.16m)

### **Bedroom 2**

A spacious double bedroom having large sash window with splayed panel reveals, cornicing to ceiling, ceiling roses, fireplace with cast-iron grate and Victorian style corbel surround, Edwardian style column radiator. Maximum depth measurement.

16'3" x 13'6" (4.97m x 4.17m)

### **Bedroom 3**

A further double bedroom with sash windows to rear and side elevations, Edwardian style column radiator. Maximum depth measurement.

11'3" x 11'1" (3.45m x 3.4m)

### **Second Floor Landing**

With sash window to front elevation.

### **Bedroom 4**

Further double bedroom having built-in wardrobes with mirrored doors and central dressing table, sash window and radiator. 16'4" x 14'4" (5m x 4.39m)

### **Bedroom 5**

With sash window to front elevation and radiator. 16'4" x 13'7" (5m x 4.18m)

### **Bedroom 6**

With built-in wardrobes and central dressing table, sash window to rear elevation and radiator. 12' x 11'3" (3.66m x 3.45m)

### **Family Bathroom**

A large bathroom having freestanding central roll top bath positioned adjacent to window and enjoying superb views of Saint James' Church, walk-in shower cubicle housing thermostatic rainfall and hand held shower combo, wash basin with cupboards below, and having marble worktop and splash back as well as a mirrored cabinet over, WC, chrome heated towel rail / radiator, recess spotlights, extractor fan, and further sash window to rear elevation. Maximum width measurement. 11'3" x 11'2" (3.46m x 3.44m)

### **Outside**

To the front of the property are concrete steps leading up to the raised ground floor entrance and having a balcony extending across the front with iron railings and handrails. The small front garden area is laid with low maintenance gravel. To the side of the property is a shared tarmac driveway ( in the ownership of No.30) with gated entrance which leads around the back to the owned parking spaces which includes parking for a number of vehicles to the benefit of number 30. The rear garden comprises an attractive and sunny courtyard enclosed with high-level brick wall and having a stone flagged patio area which enjoys attractive views of St James' Church making it ideal for alfresco dining and barbecues. The borders of the courtyard are stocked with mature bushes, shrubs and trees. The courtyard also includes an outside cold water tap, lighting, a gate providing access to the garage and parking area behind as well as a useful timber built bin storage enclosure to side.

### **Double Garage**

The coach style garage has twin double timber entrance doors providing access to a spacious garage which provides parking for two cars and includes lighting and power.

### **Services**

The property is understood to have mains water, electricity, gas and drainage. Gas fired central heating.

### **Tenure**

The property is understood to be freehold.

### **Council Tax Band**

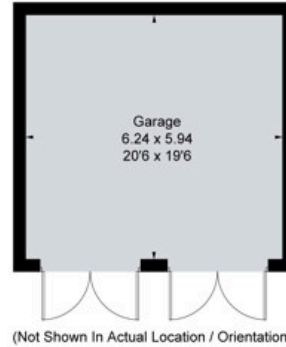
According to the Government's online portal, the property is currently in Council Tax Band F.

### **Please Note**

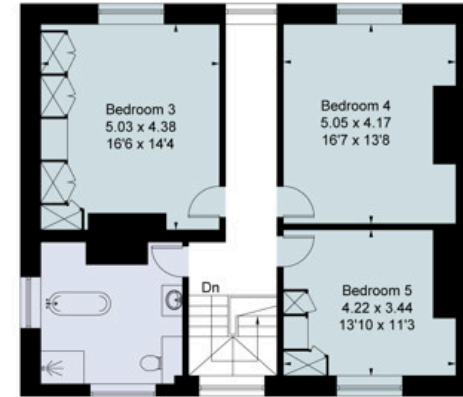
Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



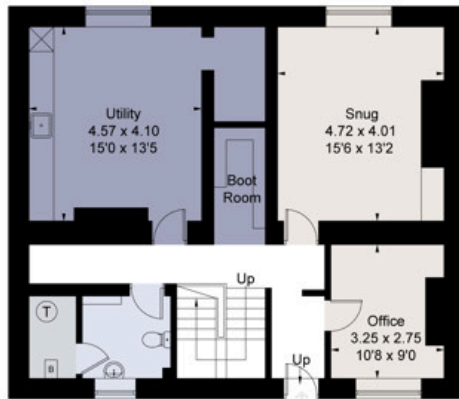
Approximate Area = 348.7 sq m / 3753 sq ft  
 Garage = 37.2 sq m / 400 sq ft  
 Total = 385.9 sq m / 4153 sq ft  
 For identification only. Not to scale.  
 © Fourwalls



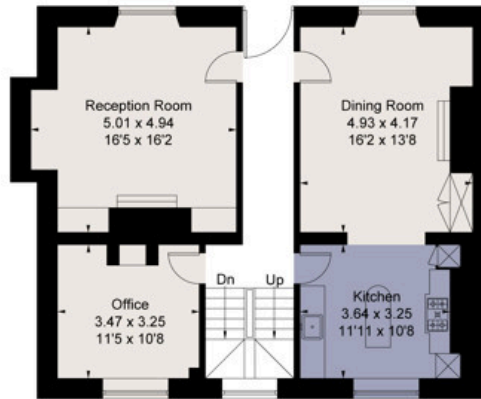
(Not Shown In Actual Location / Orientation)



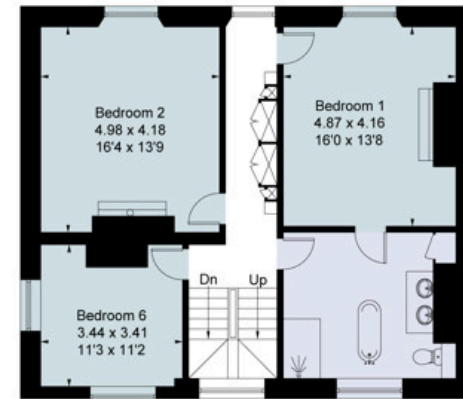
Third Floor



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 326407

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			