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ESTATE AGENT GUIDE  
2023 : EXCEPTIONAL

SALES



**The Manor House**  
137 Eastgate, Louth, Lincolnshire, LN11 9QE

**BELL**  
ROBERT BELL & COMPANY





## The Manor House, 137 Eastgate, Louth

The Manor House is a historic four bedroom town house in the very centre of the market town of Louth, originating in the 18th Century with later additions. The property boasts a stunning range of period features: including wood sash windows, shutters, marble fireplaces and high ceilings throughout. Set to grounds totalling 0.42 acres, the property was known as Eastgate Manor and occupies a prime plot.

Louth is a busy market town lying at the eastern edge of the rolling countryside of the Lincolnshire Wolds, with a maze of narrow streets and predominantly Georgian and early Victorian architecture. There are some notable historic buildings including the 15th Century St James' Church whose 295ft high spire, the tallest in England, dominating the skyline of the town and surrounding countryside. Hubbards Hills by the River Ludd with its wonderful public walks and the town centre with its excellent range of shopping and social facilities are, for most, just a short walk away from the house and this also includes the well reputed King Edward VI Grammar School. The Lincolnshire Wolds, which has been predominantly designated as an Area of Outstanding Natural Beauty, offers miles of quiet country lanes, public footpaths and bridleways to explore. The sandy beaches of the Lincolnshire coast are also within easy driving distance.

There are good road connections in the area with approximate distances to the East Coast of 10 miles, Grimsby 13 miles, Horncastle 13 miles, City of Lincoln 24 miles, M180 26 miles, Newark and the A1 42 miles and Hull 42 miles.



## ACCOMMODATION

**Hallway** having wood single glazed door with semi circular pane over, carpeted central staircase with spindle and balustrade plus hand rail, carpeted floor, radiator, ceiling light and power points. Door to Cellar with lights, power and useful storage space. Doors to downstairs accommodation including:

**Library** with wood single glazed sash windows to front aspect, shutters; and marble fireplace, wood flooring, radiator and power points.

**Drawing Room** has wood single glazed sash windows to front aspect, shutters; cast Iron fire inset to marble fireplace with wood surround, carpeted floor, radiators, TV point, wall lights and power points.

**Breakfast/Kitchen** has wood single glazed sash window and French doors to rear; a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to square edge worktops, built-in oven, fridge, dishwasher, four ring electric hob beneath extractor canopy. Tiled effect flooring, wood fire surround with wood burning stove, radiator, telephone point, ceiling lights and power points.

**Shower/Wet Room** with wood single glazed window to side aspect; open shower cubicle with regular and monsoon head over, mermaid board surround, wash hand basin inset to storage unit and low level WC. Wall mounted chrome heated towel rail, tiled floor, radiator, ceiling spot lights and shaver socket.

**Utility** with wood single glazed window to rear aspect; a good range of storage units, circular sink inset to roll edge worktop, space and connections for fridge freezer and washing machine. Wall mounted Worcester gas fired boiler, tile effect flooring, ceiling lights and power points.

**Half Landing** with wood single glazed window to rear aspect; built in airing cupboard with radiator, carpeted floor, and power points.

**First Floor - Gallery Landing** with wood single glazed window to rear aspect; central archway, loft access hatch, carpeted floor, radiators. Doors to first floor accommodation.



**Bedroom 1** with wood single glazed sash window to front with shutters; carpeted floor, radiators and power points. Door to:

**Dressing Room** with wood single glazed sash window to side aspect; built in storage space, carpeted floor, ceiling light and power points. Door to:

**En suite Bathroom** comprising Enamel bath with mermaid board, pedestal wash hand basin and low level WC. Wall mounted chrome heated towel rail, carpeted floor, radiator and extractor fan.

**Bedroom 2** having wood single glazed sash window to front with shutters, doors to built in storage spaces, cast iron fireplace with tiled decoration and marble surround, carpeted floor, radiators and power points.

**Bedroom 3 / Home Office** with wood single glazed sash window to front with shutters; carpeted floor, radiator, ceiling light and power points.

**Bedroom 4** has wood single glazed sash window to rear with beautiful rooftop views; wood surround to fireplace with stone hearth, carpeted floor, radiators, built in alcove storage space and power points.

**Bathroom 1** with wood single glazed window to back aspect; enamel bath with tiled surround, pedestal wash hand basin and low level WC. Built in storage space with large water cylinder, carpeted floor, radiator, wall mounted chrome heated towel rail and ceiling light.

## ANNEX

Entered to the front through wooden door with wood single glazed sash window to front, ceiling light, loft access hatch and power points. Door to bedroom and door to:



**Kitchen** with a good range of storage units to base and wall levels, 1 1/2 bowl sink and drainer inset to roll edge worktop, built in belling oven, four ring grill, space and connections for fridge freezer. Wall mounted gas fired Worcester boiler, skylights to ceiling, wood effect flooring, radiator, ceiling spotlights and power points. Wood door to utility cupboard with space and connections for washing machine

# The Manor House

Approximate Gross Internal Area = 299.8 sq m / 3227 sq ft

Cellar = 22.3 sq m / 240 sq ft

Total = 322.1 sq m / 3467 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Annex continued:

**Bathroom** having panel bath with Aqua Sprint shower over, pedestal wash hand basin and low level WC. Wood effect flooring, radiator, tiles to walls, skylight to ceiling, extractor fan and ceiling spotlights.

**Bedroom** with wood single glazed sash window to rear aspect; carpeted floor, radiator, ceiling light and power points.

**Cellar and Main House** steep steps to wine storage bins and electric pump to the closed well.

## OUTSIDE

The property boasts considerable formal grounds to the front, approached from Eastgate via a gravel driveway and footpath to the central circular carriage driveway, with concrete edging, pond to the centre, lawned areas and mature plant beds. The front garden is laid to an array of plant beds with established species. The gravel path continues around the sides, leading to the annex on the west and further garden space on the east, with vegetable plot and further planting room. There is brick paved patio space to the rear with a brick wall forming the boundary.

## East Lindsey District Council- Tax band: E

### Mains services – Gas central heating

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**SERVICES:** The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY

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Brochure prepared 14.11.2022



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