

70 St. Marys Lane Louth LN11 0DT

£885,000

Jo Walker

ESTATE AGENTS

Woodlands, Louth – An Exceptional Residence Offering Five Bedrooms, four bathrooms with a Separate One-Bedroom Annexe, Privacy, Space, and Executive Living in an Idyllic Setting

Positioned along the highly regarded St. Mary's Lane, Woodlands presents a rare opportunity to acquire a substantial and beautifully appointed residence, offering five bedrooms plus a separate one-bedroom annexe, set within a secluded, mature plot on the edge of the vibrant market town of Louth. Surrounded by established trees and open countryside, this impressive property offers an exceptional blend of privacy, tranquillity, and accessibility. Approached via a sweeping driveway through mature greenery, the property creates an immediate sense of arrival and exclusivity. The main residence offers generously proportioned accommodation, thoughtfully designed for modern family life and sophisticated entertaining. Light-filled interiors, flowing living spaces, and carefully considered finishes create a home that feels both welcoming and aspirational. The separate one-bedroom annexe provides valuable independent accommodation, ideal for multi-generational living, guests, or additional flexibility. At the heart of the home lies a stunning open-plan kitchen, dining, and living space, featuring sleek contemporary cabinetry, high-quality work surfaces, and ample preparation space. Large windows and French doors flood the area with natural light and open directly onto the gardens, creating a seamless connection between indoor and outdoor living.

Complementing this space is a formal lounge, where a feature fireplace creates a natural focal point and a welcoming atmosphere. A separate dining room provides an elegant setting for more formal occasions, balancing refinement with everyday comfort.







From the moment you step inside, Woodlands reveals a carefully curated interior that combines scale, light, and warmth in equal measure. The layout flows intuitively, guiding you through a series of beautifully proportioned spaces, each offering its own distinct character while remaining seamlessly connected. The reception spaces are both versatile and inviting, allowing the home to adapt to the rhythm of daily life. Whether hosting guests or enjoying quieter moments, each room has been designed to feel comfortable, functional, and effortlessly elegant.

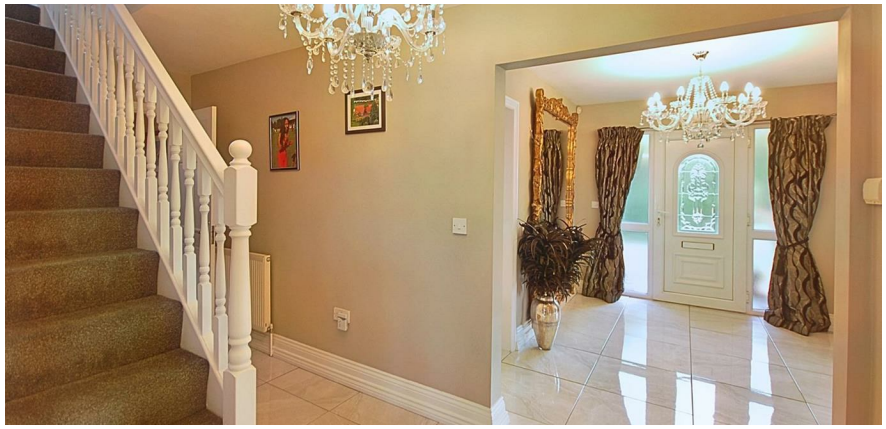
At the centre of Woodlands, the open-plan kitchen, dining, and living area creates a vibrant and sociable hub. This is a space that brings people together, where cooking, dining, and relaxing coexist in perfect harmony.

The kitchen itself is sleek and modern, with high-gloss finishes and integrated appliances that enhance both practicality and visual appeal. Generous work surfaces and a well-considered layout ensure the space is as functional as it is stylish. Flowing naturally from the kitchen, the dining and living areas provide ample room for entertaining, while large French doors extend the space outward into the garden, allowing natural light and fresh air to become an integral part of the home. A separate utility room adds practicality, ensuring the day-to-day running of the household remains discreetly managed.

The formal lounge offers a peaceful retreat, ideal for relaxation and quiet evenings. A feature fireplace anchors the room, creating warmth and character, while large windows frame views of the surrounding greenery.

The dining room provides a refined setting for hosting, equally suited to intimate dinners or larger gatherings. Together, these spaces enhance the home's versatility, allowing it to cater effortlessly to both everyday living and special occasions.












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Upstairs, Woodlands continues to impress with a collection of generously sized bedrooms, each designed to offer comfort, privacy, and a sense of retreat.
The principal suite occupies the upper level, creating a truly luxurious and private sanctuary. This expansive space is filled with natural light and enhanced by a Juliet balcony that offers views across the surrounding landscape. A dedicated dressing area and a well-appointed en suite complete the suite, delivering a level of comfort that feels both indulgent and ????.
The remaining bedrooms are equally well-proportioned, providing flexible accommodation for family or guests, all finished to a high standard and enjoying pleasant outlooks.

A beautifully presented family bathroom serves the additional bedrooms, combining quality fittings with a calm, contemporary aesthetic.
A standout feature of Woodlands is the inclusion of a self-contained annexe, offering exceptional flexibility for modern living. Designed with independence in mind, the annexe provides its own open-plan living space, bedroom, and shower room. This versatile addition is ideal for extended family, guest accommodation, or multi-generational living, while remaining seamlessly connected to the main residence.















Refined Outdoor Living – A Private Garden Sanctuary

The gardens at Woodlands are a natural extension of the home, offering a beautifully maintained and highly private outdoor environment. Mature planting and established trees frame the grounds, creating a peaceful and secluded setting that evolves with the seasons.

Expansive lawns provide space for relaxation and recreation, while a pergola-covered terrace offers an inviting setting for outdoor dining and entertaining. This space has been thoughtfully positioned to capture sunlight throughout the day, making it ideal for both quiet moments and social gatherings.

The gardens strike a perfect balance between structure and natural beauty, offering a tranquil retreat that enhances the overall living experience.

A spacious driveway provides ample parking, complemented by a garage that adds further practicality to the property.





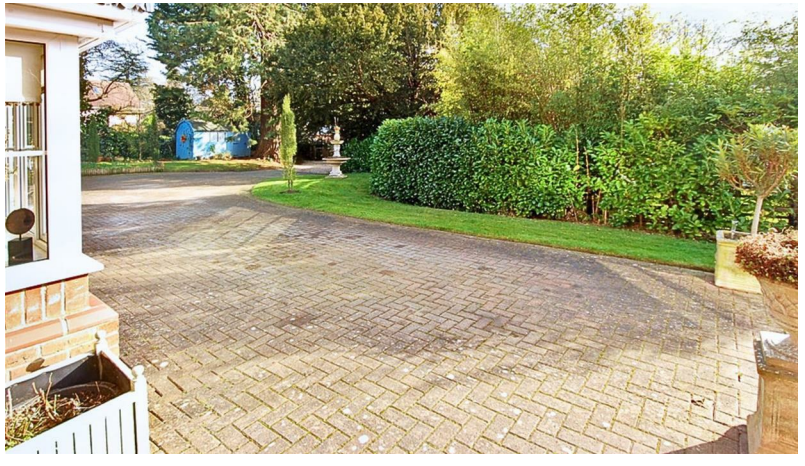










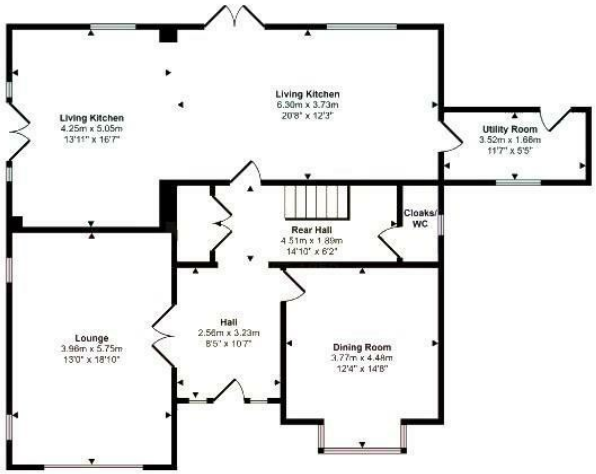












Ground Floor

Approx 114 sq m / 1230 sq ft

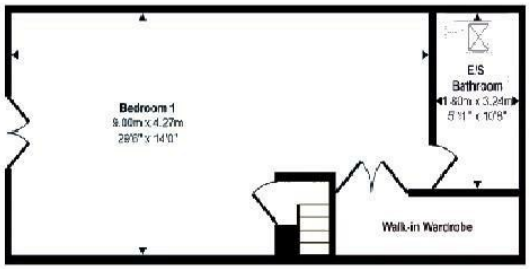
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

Approx 111 sq m / 1192 sq ft

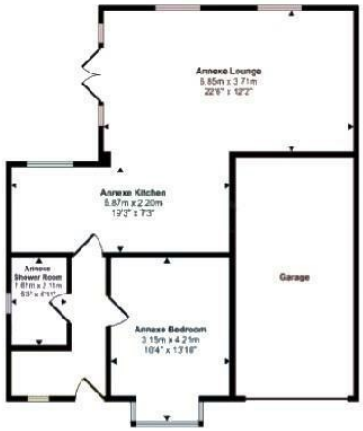
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Second Floor

Approx 48 sq m / 519 sq ft

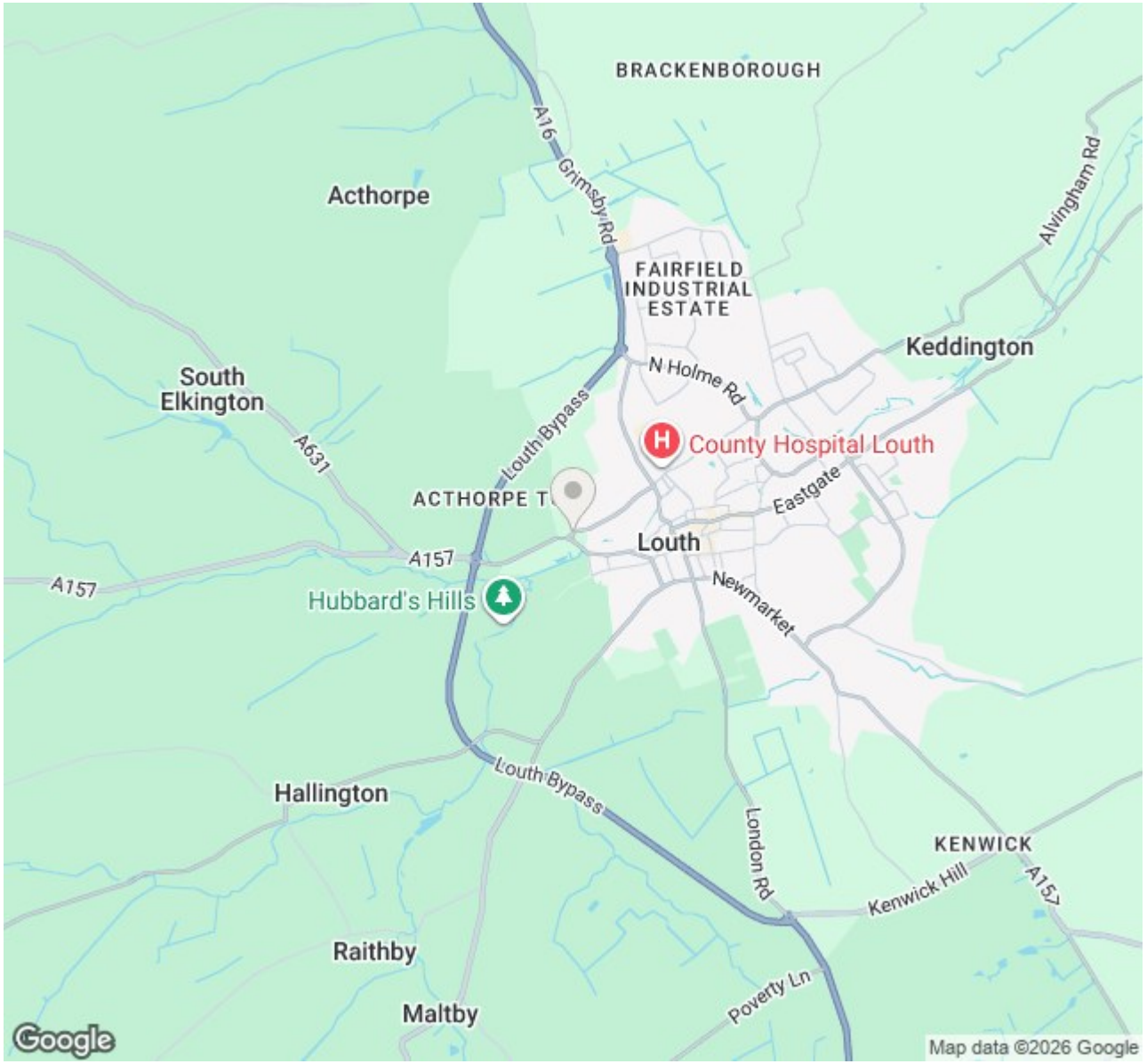
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Annex

Approx 82 sq m / 887 sq ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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