



Aylesby

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M A S O N S

— Celebrating 175 Years —

Aylesby Hall

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Elegant 7-bedroom period home with over
12.9 acres of landscaped grounds

Exceptional kitchen-living space with top-end
appliances and garden access

Four beautifully appointed reception rooms
plus study and snug

Five bathrooms, including three ensembles and
a luxurious principal suite

Part-converted annexe offering potential for
Airbnb or multigenerational use (STP)

Grounds include kitchen garden, tennis court,
paddocks, and woodland walk

Tucked away at the edge of the charming village of Aylesby, Aylesby Hall is a fine country residence of rare elegance and scale. Dating back to 1805 and thoughtfully enhanced over time, this exceptional estate extends to approximately 12.9 acres and offers an enviable blend of period charm, modern comfort, and country luxury.

This is a home where entertaining comes naturally - from sunlit garden parties on manicured lawns to candlelit dinners in grand reception rooms. Every detail has been carefully considered, creating a lifestyle of effortless refinement.

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The ground floor unfolds into a series of striking reception rooms, each revealing their own personality. The heart of the home is the superb kitchen-living-diner - a vast space flooded with natural light and equipped with top-tier Miele appliances, granite worktops and a smart breakfast bar. Three sets of French doors connect this space to the gardens, blurring the lines between inside and out.

Adjoining this is a snug with fireplace, and a refined drawing room with French doors to the terrace, tall ceilings, and ornate cornicing. The formal dining room is equally impressive, featuring a large bay window and classic fireplace. The utility, laundry, pantry, cloakroom and multiple store rooms offer all the practicalities of country living, while a rear wing provides a study, boiler room and further WC facilities.





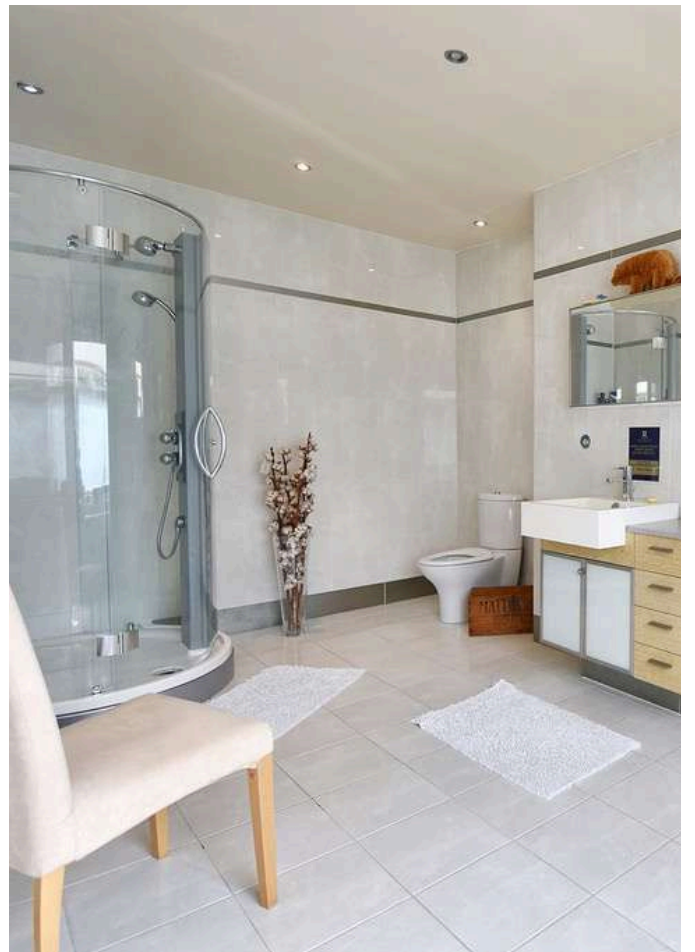


Upstairs, the principal suite is a true sanctuary, complete with walk-in wardrobes and a luxurious en suite with twin basins, rolltop bath and rainfall shower. There are six further double bedrooms, three of which benefit from en suites and dressing areas, plus a handsome family bathroom with heritage fittings. A vast top-floor room with vaulted ceilings serves as an ideal playroom, cinema, or additional bedroom.



“—
A home built for memories,
Aylesby Hall blends graceful
tradition with heartwarming
comfort in every corner.
—”





To the front of the house is a partially converted outbuilding, poised to become a self-contained one-bedroom annexe (subject to consents). With plumbing and electrics already in place, it offers fantastic potential for multigenerational living or holiday letting.

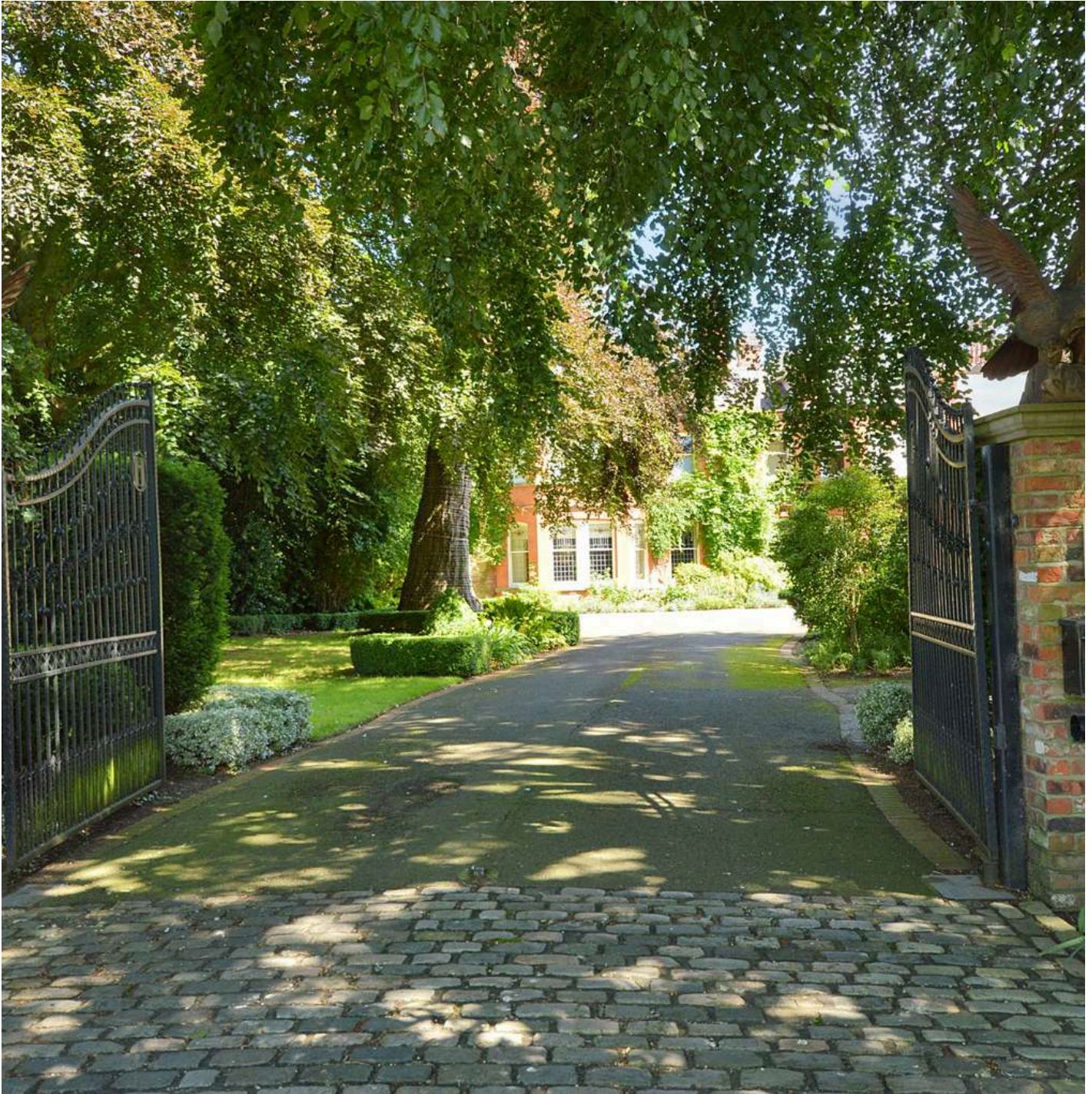
A double garage with electric door and extended storage space sits just beyond, alongside a series of former outbuildings which could be further developed, all subject to planning.





The grounds are nothing short of enchanting. Aylesby Hall is introduced by electric gates and a sweeping driveway, encircling a formal lawn and framed by mature trees. Beyond the home, the gardens reveal layer upon layer of detail: a romantic water garden with pleached trees and central feature, a productive walled kitchen garden, and a series of elegant gazebos and follies ideal for al fresco dining.

There is also a tennis court, various garden rooms and outbuildings, and extensive grounds that open into fenced paddocks and tranquil woodland walks - perfect for equestrian pursuits or nature lovers. Whether you envision a peaceful retreat, a multi-generational family base, or an exceptional entertaining venue, Aylesby Hall offers space and possibility in abundance.





“—
Aylesby Hall is not just a
home—it’s an estate of
distinction, made to be shared,
celebrated and lived in.
—”



Aylesby

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Aylesby is a picturesque Lincolnshire village surrounded by gently rolling countryside, offering peaceful rural living with excellent connections. Just a short drive from Laceby and the bustling market town of Grimsby, the village enjoys easy access to the A18 and Humberside Airport, making it well placed for both leisure and business travel. The village itself is steeped in history, with a charming parish church and a strong sense of community. Nearby, the Lincolnshire Wolds—an Area of Outstanding Natural Beauty—provide a stunning backdrop for walking, riding and exploring. For day-to-day amenities, the neighbouring villages of Laceby and Waltham offer shops, pubs, and schools, while Louth, known for its Georgian architecture and thriving market, is just a little further afield. Aylesby perfectly balances country tranquility with convenient access to coast, countryside and commuter links.



Nearby, Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools. Just seven miles from the picturesque Lincolnshire coast and the main regional business centres are in Lincoln (35 miles) and Grimsby (24 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	28 F	
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band G

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: elephant.pampered.glimmers

Directions

From Laceby roundabout, take the first left onto the A18 sign posted Humberside Airport. After approximately a mile turn into the village of Aylesby on your right. As you pass through the village Aylesby Hall is on the left.

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

EST. 1850

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