



# Manby House

Manby, LN11 8UF

**M A S O N S**  
— Celebrating 175 Years —





# Manby House

Manby, LN11 8UF

Grand 6-bedroom former RAF residence in over 2 acres (STS)

Fully restored to exceptional standard with heritage details  
and solid oak doors

Wine cellar, utility room, boot room and lift for multi-level  
access

Extensive outbuildings, garaging and enclosed paddock

Beautiful formal gardens with vegetable beds and mature  
planting

Steeped in history—once hosting Sir Winston Churchill and  
HM King Charles III

MOVEWITHMASONS.CO.UK  
01507 350500













A residence of true distinction, Manby House is a striking six-bedroom home with a rich history, thoughtfully restored to offer exceptional comfort, style and scale. Once the station commander's residence for RAF Manby—visited by none other than Sir Winston Churchill and HM King Charles III (then Prince of Wales)—this imposing property has been meticulously transformed by its current owners into a turnkey home of rare quality. Set in over two acres of landscaped gardens, with outbuildings, garaging and a paddock, it's the kind of property that rarely reaches the market.



Approached via a gated entrance, the house stands proudly at the centre of its grounds, surrounded by sweeping lawns and framed by trees. Inside, the grandeur continues. Solid oak doors, heritage-style decoration, and premium finishes flow throughout the home, from the elegant sitting and drawing rooms to the light-filled garden room that brings the outside in. The bespoke kitchen is a blend of modern design and timeless detail, fitted with quality appliances and opening into a spacious dining area. A utility, boot room, cloakroom, and even a wine cellar add depth to the practical layout.



Across three floors, the accommodation offers enormous flexibility. Six beautifully appointed bedrooms include a spectacular principal suite with gallery sitting area, dressing space, en suite bathroom, and its own balcony overlooking the grounds. Each room is finished with exceptional care, featuring top-quality flooring, bespoke lighting and thoughtfully designed bathrooms.



















Outside, the lifestyle possibilities are endless. The grounds extend to approximately 2.24 acres (STS) and include a large paddock—perfect for equestrian use or smallholding ambitions—alongside formal gardens, vegetable beds, and mature borders. The extensive outbuildings could lend themselves to stabling, a home office, creative workshop or even annexe accommodation (subject to consent). A hotel-quality lift within the house adds an inclusive and forward-thinking touch, providing discreet accessibility across floors.

Manby House is not just a home—it's an estate with provenance, presence and the kind of craftsmanship that can't be rushed. Whether you envision multi-generational living, boutique accommodation, or simply a forever family home, this one-of-a-kind property delivers the space, setting and story to make it your own.



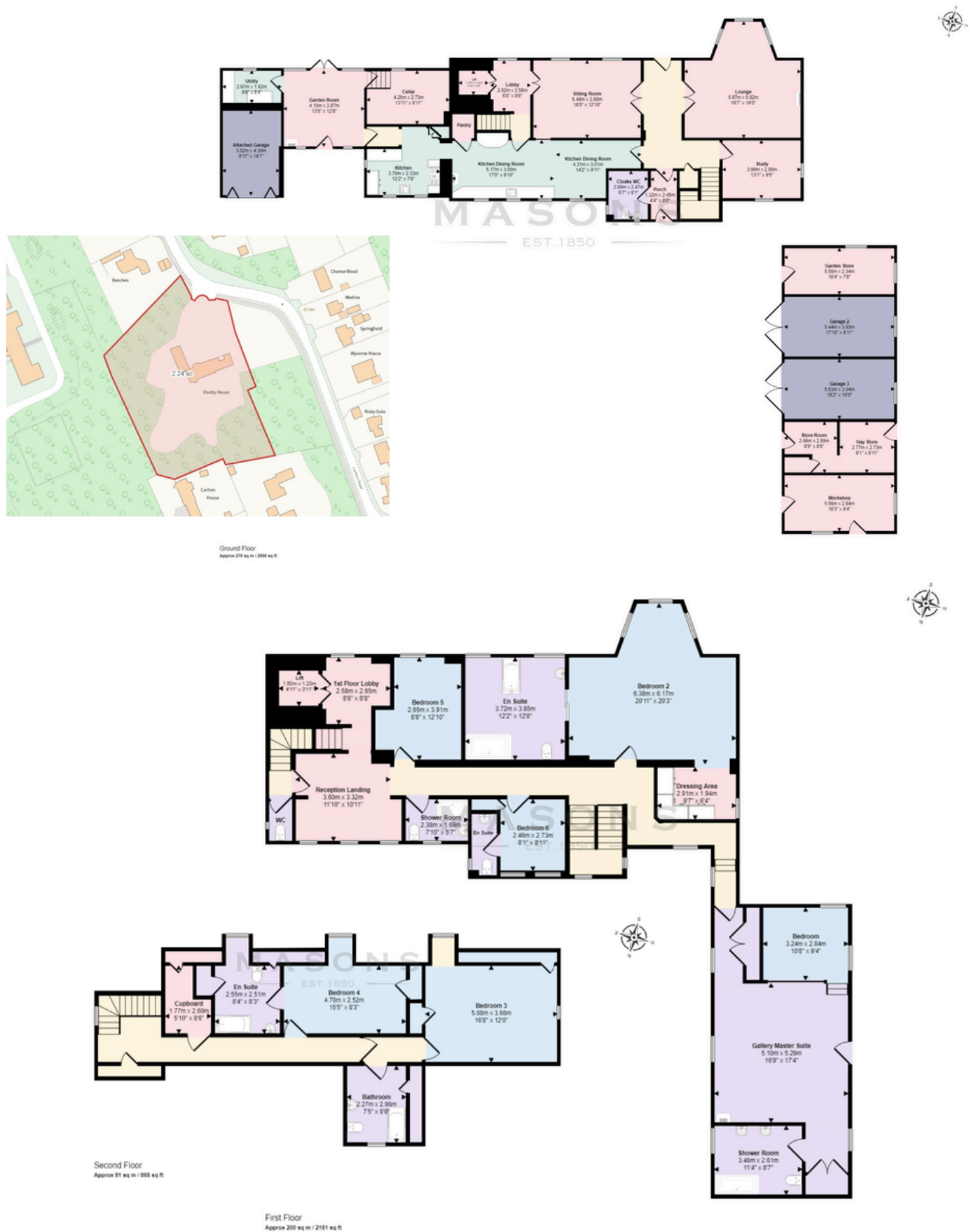












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real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

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.



# Manby

A Perfect Place to Call Home



Manby is a sizeable and well serviced village which merges with the adjacent village of Grimoldby. Together these villages provide a local mini supermarket, Post Office, and Primary School. The market town of Louth is approximately 5 miles away and has 3 markets each week, a range of shops, highly regarded schools including the King Edward VI Grammar school, a cinema, a theatre, bars, restaurants and cafes. The area has many footpaths for walkers and the coast is just a few miles from the property at its nearest point, with access to open sandy beaches and nature reserves along the dunes. The main business centres are in Lincoln (approx. 30 miles) and Grimsby (approx. 19 miles).

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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		60 <b>D</b>
39-54	<b>E</b>		
21-38	<b>F</b>	28 <b>F</b>	
1-20	<b>G</b>		

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Band F

### Services Connected

We are advised that the property is connected to mains electricity, water and drainage with LPG gas central heating but no utility searches have been carried out to confirm at this stage.

### Tenure

Freehold

### Directions

From Louth take the Legbourne Road away from the town and at the roundabout, take the first exit along the B1200 road. Follow the road for some distance and upon arriving at Manby Middlegate, continue to the traffic lights and turn right along Carlton Road. Continue along the main road towards the edge of Manby and upon arriving at the S-bend, you will find Manby House positioned on the right-hand side.

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

Cornmarket,  
Louth, Lincolnshire  
LN11 9QD

01507 350500



#### Important Notice

Masons Louth for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Louth has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

rightmove

ZOOPLA

OnTheMarket

PrimeLocation

equestrianproperty4sale.com

UKLANDand  
FARMS.co.uk