



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN HORNCASTLE



Maltby House
London Road, Raithby cum Maltby, Louth, Lincolnshire. LN11 8QH

BELL





Maltby House

Raithby cum Maltby, Louth

Maltby House and Lodge forms a substantial early 20th Century country residence, alongside a lodge within the grounds – which total 3 and a 1/3 acres (sts). Attractively presented, the main house has an internal floor area in excess of 5,000 square feet and provides five bedrooms; a wealth of reception spaces and attractive kitchen, all set with classical features, high ceilings and attractive cornice work throughout. The quality of this fine Lincolnshire home is matched by the beautiful landscaped gardens it occupies.

The gardens and grounds extend to roughly three and a third acres and are superbly landscaped with an abundance of mature shrubs and trees, classical style over sized amphora on stands, water features, avenues and pathways, classical style arbour and pergola, large split level pond. Also located within the grounds are a tennis court, a substantial timber cabin (with swimming pool, for restoration), two gated hedge-lined drives (one with electric gates and automatic lighting to both), a triple garage, various wooden stores and to the rear of the house a substantial raised paved patio with balustrade. The property benefits from solar panels atop the garage, alongside the clock tower.

Situated in this truly rural location with no adjoining neighbours and stunning views, the property is conveniently situated for the market town of Louth, 'the Capital of the Wolds' and the seaside resort of Skegness.

ACCOMMODATION

Entered to the front through double doors beneath column surround; to the entrance vestibule with Spanish tile flooring. This steps through to:





Hallway having wide window to the rear aspect; a beautiful chandelier to the centre ceiling rose and colourful Italian tile flooring. Leading down to the kitchen, alongside French doors to the side, with double doors to the dining room and lounge and a door to:

Sitting Room with bay window to the front; gas fire set to tiled surround with scrolled mantle.

Dining Room having French doors and full height window to the side stepping out to the patio; fireplace with decorative surround, eye-catching flower style chandelier lights to ceiling. Steps down to the wine cellar and open archway to:

Garden Room with full height windows to the front and rear, and bay window to the side; wood flooring, light matching the dining room to the ceiling.

Lounge having bay window to the front, full height windows to the sides and rear; a wide open archway separates the first third and the remaining greater reception space. Ornate fireplace with cast iron insert, marble hearth and open basket, hanging lights to ceiling, wall picture lights.

Breakfast Kitchen having an excellent range of bespoke Chiselwood units to base and wall levels plus island, full height cupboards and glazed display shelves. Double sink, integrated pair of Miele fridges, Miele freezer and Miele dishwasher. AGA range cooker and gas hob set to inglenook with tiled surround. Combi microwave oven. Windows to sides and rear; including dual aspect dining space. Tiled flooring, door to:

Side Lobby with French doors to sides, wood effect flooring. Wood door to:

Versatile Home Office / Games Room with windows to front, side and rear; wood flooring; lights set to ceiling. Door to lobby, with door to front, doors to gym and to:

Utility with windows to rear; storage units and work top with space and connections for washer and dryer; freezer, tile effect flooring. Wood door to boiler cupboard and to the garage.

Gym with window to front, wood effect flooring. door to cloakroom / WC and to garage.

Up carpeted staircase with spindle and balustrade, circling a beautiful light feature; with half landing looking out across the front garden.

First Floor Gallery Landing with windows overlooking the grounds and doors to first floor accommodation including,





Bedroom 2 with bay window to front; lights and fan to ceiling, and built in full height wardrobes and storage to three sides. Door to:

En-suite with obscured window to front and bay to side; P shaped bath with mosaic tile surround and shower over, wash hand basin set to storage unit and low level shell style WC. Tile effect flooring and ceiling light.

Bedroom 1 with bay window to front; lights and fan to ceiling, and built in full height wardrobes, built in dressing table and storage to three sides. Door to:

En-suite with obscure window to side; steps up to bath set to detailed wood surround; with shower attachment, shower to corner with tiled surround, wash hand basin set to storage unit, bidet and high level WC. Carpeted floor, heated towel rails, reflective tiles to walls and floor and "ivy" paintwork to walls and ceiling.

Bedroom 4 with window to side; light feature to ceiling.

Bedroom 5 with window to side; light feature to ceiling.

Bedroom 3 with windows to sides; decorative light to ceiling. Door to

En-suite Bathroom with obscure windows to side and rear; bath to wood surround with shower over. high level WC, bidet, wash hand basin to storage unit, carpeted floor.

Family Bathroom with obscured windows to rear; bath with wood surround and shower over, pedestal wash hand basin, bidet and high level WC, wood flooring.

The Lodge

Entranceway with front single glazed door and apex window; door to **Reception Room** with bay window to side; fireplace with tiled hearth, built in slender storage space. Doors to: **Kitchen** overlooking the front and rear; storage units beneath sink and drainer, electric cooker, carpeted floor. Door to side lobby; leading to the **Cloakroom** and **Bathroom** with obscured window to rear; panel bath, pedestal wash hand basin, carpeted floor and built in storage space. **Bedroom 2** with windows to side and rear; carpeted floor and **Bedroom 1** with bay window to side and window to rear; carpeted floor.



Maltby House

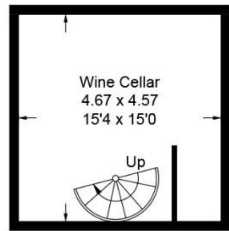
Approximate Gross Internal Area = 454.6 sq m / 4893 sq ft

Basement = 21.1 sq m / 227 sq ft

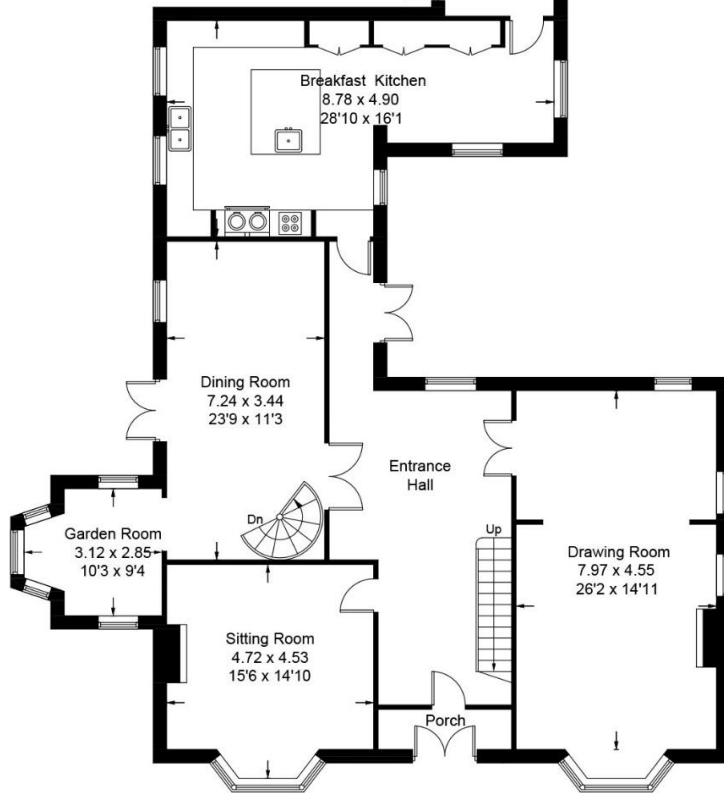
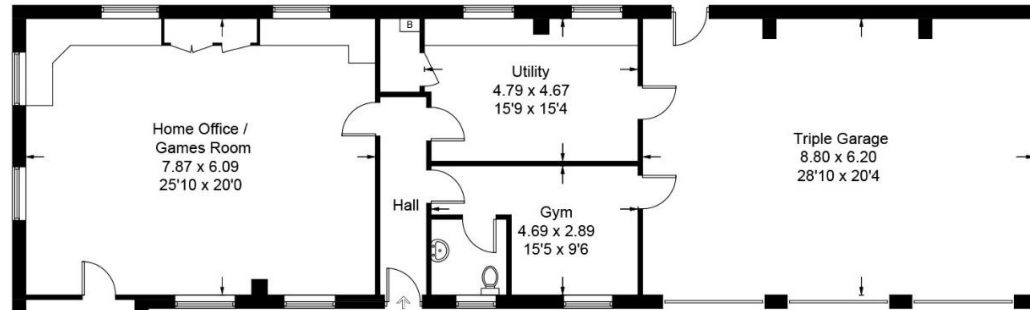
The Lodge = 66.2 sq m / 712 sq ft

External Boiler = 2.2 sq m / 24 sq ft

Total = 544.1 sq m / 5856 sq ft



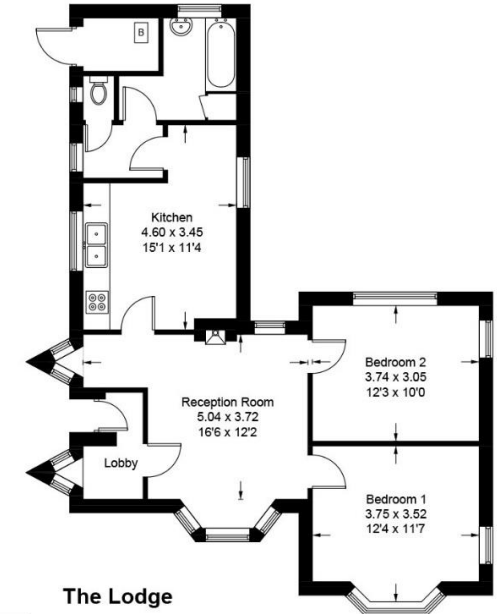
Basement



Ground Floor



First Floor



The Lodge

(Not Shown In Actual Location / Orientation)

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.



OUTSIDE

The property is approached through electric double vehicle gates, and down a long gravel driveway flanked by evergreen hedging. Splitting to continue down the side and across the front; the driveway continues to circle the front fountain and provide a carriage approach to the front door.

The gardens are varied and beautifully landscaped, beginning with the large front lawn. Set with a central pond, the lawn is interrupted by gravel walkways, a pergola with classic style columns, and a radial seat; set with a wealth of mature trees and shrubs and various pieces of art and statuettes.

To the side stands a timber-framed **Pool Room**, with swimming pool for restoration currently covered to instead provide a large storage or hosting space, with light and power. A paved patio overlooks the front of the house.

The garden continues, sweeping around the front to an open lawn in one corner; and to the second double gated access to the road with gravel driveway. The other side of this is the large side lawned garden, with trees, flowers and hedgerows; gentling sloping to the large pond. Set beautifully with appropriate plants, the pond enjoys a raised rear portion and larger front; with water feature trickling between. A bridge with a perimeter garden path cuts between the two pond areas.

Leading off the side and rear of the main house is a sizeable patio, slightly raised from the lawn; with column and rail surround and providing sunlit and shaded areas throughout the day. Stepping down to the rear is a further patio space, and a detached **Conservatory** ideal for outdoor hosting. The rear garden is complete with a well-stocked wild-style planter; lawn and store contained by fencing to provide a perfect children's area or host pets, spanning the back of the garage and office.

Set before the side of the house, and making use of the space left by an L-shaped brick paved continuation of the driveway which leads to the **Triple Garage** set with roller shutter doors, light and power, opens to a large paved space and boasts solar panels and an attractive clock tower. There is a paved patio garden, with stone bridge set above a small pond; alongside mature borders and to a brick surround.

Shortly after entering the driveway is a side divert, from which the Lodge is approached. Set in varied grounds, enjoying privacy provided by the hedgerow that runs parallel to the drive. With front garden laid to lawn, the Lodge sits before a tennis court; and alongside a considerable paved garden; with tile edged water feature; various trees and shrubs and a series of stores.

The property enjoys a south-west facing front aspect, and as such sunlight bathes much of the front garden, and the Lodge side space, in sunlight throughout the day. The side patio and lawn provides cooler shaded options alongside further bright spaces while the pine enjoys direct light throughout the day

East Lindsey District Council – Tax band: F (house) Lodge ©

ENERGY PERFORMANCE RATING:

House has gas central heating. The lodge has oil.

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...

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Brochure prepared 8.5.2025



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