



# Maltby House

Raithby-cum-maltby

**M A S O N S**  
— SINCE 1850 —



# Maltby House

London Road, Raithby-cum-maltby,  
LN11 8QH

Substantial early 20th-century country residence with classical architectural design

Over 5,000 sq ft of elegant accommodation with high ceilings and ornate detailing

Set within approximately  $3\frac{1}{3}$  acres (sts) of beautifully landscaped grounds

Five spacious bedrooms with multiple en-suites and family bathroom

Exceptional range of reception rooms ideal for formal and informal living

Bespoke breakfast kitchen with AGA and integrated Miele appliances

Detached two-bedroom lodge offering versatile secondary accommodation

Extensive leisure features including tennis court and pool house (for restoration)

Triple garage with solar panels and attractive clock tower

Idyllic rural setting within easy reach of Louth

Additional land to rear available by separate negotiation

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Maltby House and Lodge together form a substantial and distinguished early 20th-century country residence, set within approximately 3½ acres (sts) of exquisitely landscaped grounds. This impressive Lincolnshire home combines architectural grandeur with a refined classical aesthetic, evident throughout in its symmetry, proportions, and abundance of period detailing. Extending to over 5,000 square feet, the main house offers five generously sized bedrooms alongside a remarkable collection of reception rooms, all unified by high ceilings, intricate cornice work, decorative ceiling roses, and elegant chandeliers. Each space reflects a careful balance of formality and comfort, creating a home that is both visually striking and highly liveable.

The sense of quality and permanence is matched by the surrounding grounds, which have been thoughtfully designed in a classical style, incorporating architectural garden features, water elements, and mature planting that lend the property an almost parkland-like atmosphere. Despite its tranquil rural setting—where privacy, greenery and open skies dominate—the property remains conveniently close to the highly regarded market town of Louth, known for its independent shops, amenities, and strong sense of community. This rare combination of seclusion and accessibility makes Maltby House and Lodge an exceptional offering. There is also the option to purchase additional land by separate negotiation to the rear of around 8 Acres (sts), details on request.







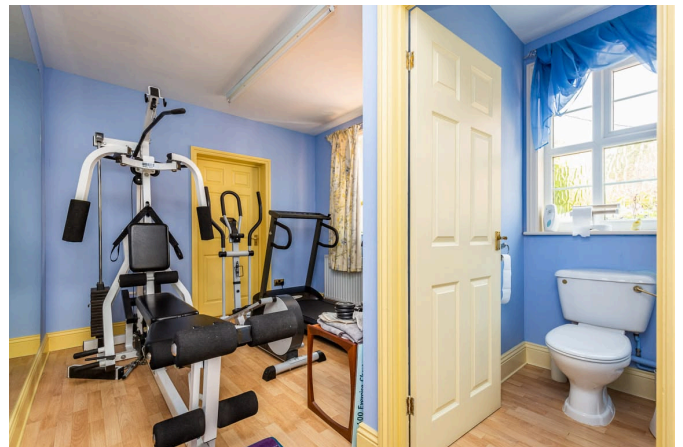
## Ground Floor

The approach to the property immediately establishes its classical credentials, with entry gained through imposing double doors framed by an elegant columned surround. These open into an entrance vestibule laid with Spanish tiled flooring, offering a striking introduction to the interior style. Beyond, the central hallway provides a grand and welcoming core to the home. A wide rear-facing window draws in natural light, illuminating the colourful Italian tiled floor beneath and the ornate ceiling rose above, from which a beautiful chandelier is suspended. From this central point, the layout flows effortlessly, with French doors opening to the side and double doors leading to the principal reception rooms.

The sitting room, positioned to the front, enjoys a bay window and features a gas fire set within a tiled surround and scrolled mantle, combining comfort with decorative charm. The dining room is equally impressive, with French doors and a full-height window opening onto the patio, while a decorative fireplace and distinctive flower-style chandelier enhance its formal appeal. From here, steps descend to a wine cellar, and an open archway leads seamlessly into the garden room.

The garden room is a particularly light-filled space, with full-height windows to both front and rear aspects, as well as a bay window to the side. Wood flooring underfoot and coordinated ceiling lighting create a cohesive and inviting atmosphere, ideal for both relaxation and entertaining.

The lounge is of notable scale and elegance, featuring a bay window to the front and full-height windows to the sides and rear. A wide open arch subtly divides the space, allowing for flexible use while maintaining a sense of openness. The ornate fireplace, complete with cast iron insert, marble hearth, and open basket, forms a central focal point, complemented by hanging ceiling lights and wall-mounted picture lighting.





The breakfast kitchen is both beautifully appointed and highly functional, fitted with an excellent range of bespoke Chiselwood units at base and wall levels, alongside an island, full-height cupboards, and glazed display shelving. Integrated Miele appliances include a pair of fridges, freezer, and dishwasher, while a traditional AGA range cooker and gas hob are set within an inglenook with tiled surround. Additional features include a combi microwave oven, double sink, tiled flooring, and windows to both side and rear aspects, incorporating a dual-aspect dining area.

From the kitchen, a side lobby with French doors provides further access, leading to a versatile home office or games room with windows to three aspects and wood flooring. This space connects to a lobby area that provides access to the front of the property, as well as to the gym, utility room, and garage.

The utility room is well-equipped with storage units, work surfaces, space and plumbing for laundry appliances, and additional freezer provision, along with a boiler cupboard and internal garage access. The gym, with front-facing window and wood-effect flooring, also connects to a cloakroom/WC and the garage, offering excellent flexibility for modern living.

A carpeted staircase with spindle balustrade rises elegantly from the hallway, circling a striking central light feature, with a half landing providing views across the front garden.



## First Floor

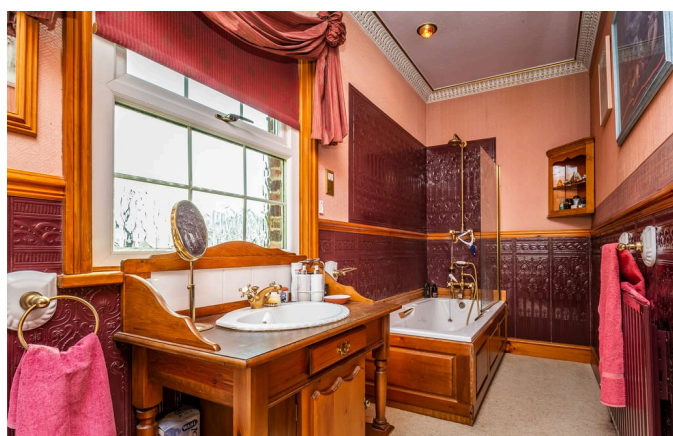
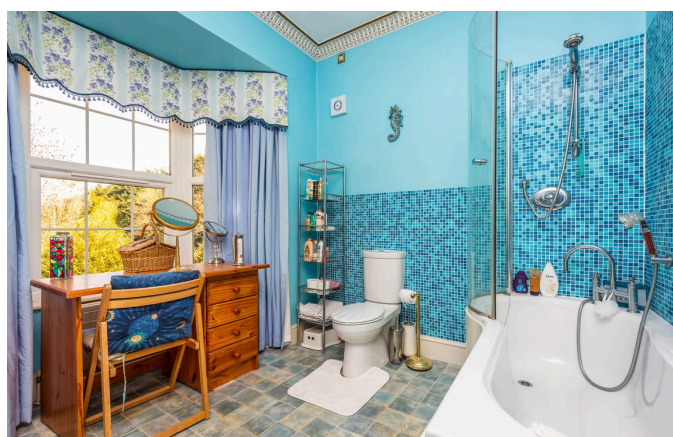
The staircase leads to a gallery landing, where windows overlook the surrounding grounds, reinforcing the home's connection to its landscaped setting. From here, doors lead to the first-floor accommodation, all arranged with a strong sense of proportion and continuity of style.

Bedroom 2 features a bay window to the front, ceiling lighting with fan, and extensive built-in wardrobes and storage to three sides. It benefits from an en-suite bathroom with both a front-facing obscured window and a side bay window, fitted with a P-shaped bath with mosaic tiled surround and shower over, wash hand basin set within a storage unit, and a low-level WC.

The principal bedroom (Bedroom 1) also enjoys a front-facing bay window, ceiling lighting with fan, and comprehensive fitted furniture including wardrobes and a dressing table. Its en-suite bathroom is particularly characterful, with steps leading up to a bath set within a detailed wood surround, alongside a separate corner shower, wash hand basin, bidet, and high-level WC. Decorative finishes include reflective tiling and distinctive painted walls and ceiling.

Bedroom 3 is served by its own en-suite bathroom, complete with bath set within a wood surround, shower over, high-level WC, bidet, and wash hand basin, with windows to both side and rear aspects.

Bedrooms 4 and 5 are both well-proportioned, each with side-facing windows and ceiling light features, offering flexibility for family use or guests. A family bathroom completes the accommodation, fitted with a bath with wood surround and shower over, pedestal wash hand basin, bidet, and high-level WC, with wood flooring and obscured rear-facing windows.









## The Lodge

Set within the grounds and accessed via a separate driveway shortly after the main entrance, provides a charming and self-contained secondary residence.

An entranceway with single-glazed door and apex window leads into the reception room, which features a bay window to the side, a fireplace with tiled hearth, and built-in slender storage.

The kitchen overlooks both front and rear, fitted with storage units beneath the sink and drainer, an electric cooker, and carpeted flooring. A side lobby leads to the cloakroom and bathroom, the latter equipped with a panel bath, pedestal wash hand basin, built-in storage, and obscured rear window.

Two bedrooms complete the lodge, one with windows to side and rear, and the other enjoying a bay window to the side alongside a rear-facing window.

Set within its own garden space, bordered by hedging and mature planting, the lodge enjoys a high degree of privacy while remaining an integral part of the wider estate.



## Outside

The grounds of Maltby House are both extensive and exceptionally well designed.

The property is approached through electric double gates, leading onto a long gravel driveway flanked by evergreen hedging. This divides to run alongside and across the front of the house, forming a circular carriage drive centred on a fountain, creating an elegant and welcoming arrival point.

The gardens begin with a large front lawn, featuring a central pond and intersected by gravel pathways, a columned pergola, and a radial seating area. Mature trees, shrubs, and carefully placed artworks and statuettes enhance the sense of established beauty.

To one side stands a substantial timber-framed pool house, currently providing a large covered space with light and power, offering potential for restoration of the swimming pool or alternative uses. A paved patio overlooks the front elevation of the house.

The grounds extend further, sweeping around to additional lawned areas and a second gated driveway access. A large side garden slopes gently towards a substantial split-level pond, beautifully planted and connected by a bridge, with a water feature linking the upper and lower sections. A perimeter pathway allows for enjoyment of this tranquil setting.







To the rear and side of the house, a sizeable raised patio with balustrade provides both sunlit and shaded seating areas throughout the day, stepping down to further patio space and a detached conservatory ideal for entertaining. A fenced garden area to the rear offers practical space for children or pets, alongside well-stocked planting.

The triple garage, accessed via an L-shaped extension of the driveway, features roller shutter doors, light and power, solar panels, and an attractive clock tower, adding both functionality and architectural interest. Additional garden features include a paved patio with stone bridge over a small pond, mature borders, and brick-edged planting areas.

The lodge grounds include lawned gardens, a paved area, a tennis court, water feature, and a variety of stores, all set within a private and well-screened environment.

With a south-west facing aspect, much of the front garden and lodge area enjoys sunlight throughout the day, while the side and rear spaces provide a balance of sun and shade, enhancing the usability and enjoyment of this remarkable outdoor setting.





## 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



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.

# Louth

Vibrant Living in the Wolds

Known as the Capital of the Wolds, Louth is a vibrant and picturesque market town celebrated for its three bustling weekly markets and a year-round calendar of seasonal and specialist events. The town centre offers an impressive selection of cafés, restaurants, wine bars, and traditional pubs, perfect for relaxing and socialising. With its wealth of independent shops, a thriving theatre, and a cosy cinema, Louth provides a delightful blend of culture, entertainment, and local charm.

For those seeking an active lifestyle, Louth is perfectly positioned on the edge of the Lincolnshire Wolds, offering access to scenic country walks, bridleways, and rolling hills. The town is well-equipped with sports and leisure facilities, including a modern sports and swimming complex. Additionally, Louth boasts a tennis academy, bowls club, football club, golf club, and equestrian centre.

There are many highly regarded primary schools and academies including the King Edward VI Grammar which makes Louth perfect for growing families.

Just seven miles to the east lies the picturesque Lincolnshire coast, featuring nature reserves to the north and south. For business and commerce, the region is well-connected, with the main hubs located in Lincoln, 26 miles away, and Grimsby, just 16 miles to the north.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

Maltby House

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92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

The Lodge

### Viewing

Strictly by prior appointment through the selling agent.

### Council Tax

Maltby House F. The Lodge C.

### Services Connected

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

### Tenure

Freehold

### Location

What3words: ///pictures.fled.unsettled

### Directions

Take the London road south out of Louth and follow the road over the roundabout, follow the road and the property will be along on the left using the second entrance.

### Agent's Note

The house has gas central heating while The Lodge has oil fired central heating.

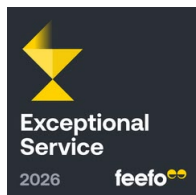
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# M A S O N S

SINCE 1850

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