



**M A S O N S**

EST. 1850

AYLESBY HALL, AYLESBY



# ABOUT AYLESBY HALL

Aylesby Hall is an exceptional country estate, comprising seven opulent bedrooms and set amidst exquisitely landscaped grounds extending to 12.9 acres (subject to survey). This distinguished residence features a captivating water garden, a meticulously designed walled kitchen garden, and elegant gazebos. The property has been refined with remarkable care and meticulous attention to detail, seamlessly marrying classic period charm with contemporary comforts, making it an ideal venue for sophisticated entertaining. It offers a range of impressive reception rooms, including a magnificent kitchen and breakfast area.

## 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 Property

Aylesby Hall, an elegant and grand residence dating back to 1805 with subsequent additions, is set within an expansive plot of approximately 12.9 acres (subject to survey). The property boasts distinguished red brick facades and a pitched slate-tiled roof, complemented by an oil-fired central heating system. Internally, it retains a wealth of original features, including period panelling, fireplaces, windows, and fixtures. Recent meticulous improvements have transformed it into a charming home, complete with a partially converted outbuilding, which is primed for use as an annexe. The extensive grounds offer versatile potential for equestrian, leisure, or horticultural pursuits, subject to planning approval. We are advised by the vendor that the land is subject to restrictive covenants including an overage provision of 30% for development on the land and await full details and confirmation from solicitors.

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# AYLESBY HALL, AYLESBY, DN37 7AW

## Accommodation

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

## Entrance Porch

Having brick arch, stone step and lighting above with part-glazed timber door and matching side windows into:

## Entrance Hall

A spacious hallway with carpeted floor, coving to ceiling, glazed doors to side leading to the kitchen. Staircase to first floor, attractive panelling to half-height walls, alarm control panel, spotlights to ceiling and four-panel door into understairs storage cupboard.

## Cloak Room

Positioned off the hall with hanging rail and shelving, ideal for shoes and coats. Carpeted floor. Opening to side of hall into:

## Sitting Room

A welcoming reception room off the hallway, set up as a cosy sitting area with fireplace to side having timber surround, marble hearth and mantelpiece with inset grated fire. Cornice to ceiling, spotlights and built-in speaker system. Carpeted floor and large sash window overlooking the front. Continuation of half-height panelling to walls.







### **Kitchen Living Diner**

Very spacious and grand reception room with extensive range of base and wall units finished with walnut effect doors with extensive range of drawers and cupboards and having a smart granite worktop with extended breakfast bar area to one end, drainer grooves with inset 1 and ½ bowl resin sink with hot water boiling tap by Quooker with food waste disposal system.

Extensive range of built-in appliances, all Miele branded including dishwasher, induction and grill hobs with extractor, wine cooler and range of four ovens comprising single electric ovens, combination ovens and grills with warming drawers below and also having a Miele built-in coffee machine. Miele Induction hob and grill hobs with extractor above and built-in Miele larder fridge.

To one end is a cosy sitting area with window overlooking front connecting glazed doors into hall, the entire room having large scale wood effect tiles. To the opposite end is ample space for large dining table with the room having three separate sets of patio doors into the gardens with arch topped windows, heritage style decoration with spotlights and central light points with the room extending around the corner into the:







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### **Snug**

Cosy space to relax with patio doors to side, fireplace with timber surround and marble hearth and open grate fire, carpeted floor with spotlights to ceiling.

### **Side Hall**

With panelled timber door into principal rooms and large glazed doors into dining room. Steps up into rear area with stained and leaded glass window, cornice to ceiling and spotlights.

### **Drawing Room**

A very elegant and grand reception room with high ceilings. Superb fireplace to side with timber surround, marble hearth and backing with open grate fire within an alcove fitted with spotlights. Windows to two aspects with large walk-in bay and glazed door onto side patio with fitted shutters. Carpeted floor.

### **Dining Room**

A further grand and elegant reception room set up as a smart dining room with large bay window to front with window seats. Carpeted floor, carved cornice to ceiling and ceiling rose with matching fireplace to side with timber surround, marble hearth and inset, open grate fire. Fitted shelving to either side with storage cupboards.

### **Utility Room**

Positioned off the hall with window to rear, tiling to half-height walls to rear aspect with large wash hand basin, ideal as a utility, pantry or washroom, etc. Carpeted floor, door into:

### **WC**

With high-level Period WC, window to side, tiling to walls and floor.

### **Boiler Room**

Positioned off the utility with large Ideal oil-fired boiler and controls, with further timber door giving access to the side garden.



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### **Study**

A useful room which could be used for a variety of purposes, with large mirror to one end, ideal as a study or gym room with twin windows to rear, oak flooring, coving to ceiling, loft hatch and inset spotlights.

### **Rear Porch**

Rear entrance porch with double doors, tiled floor and cupboard with electric consumer unit above and fire control panel with coat hooks to side.

### **Laundry Room**

Having a range of fitted base and wall units with worktop, space and plumbing for washing machine and tumble dryer, attractive tiling to floor and roof mounted clothes airer system.

### **Rear Storeroom**

Currently set up as a blank canvas and part renovated space which would make an ideal secondary kitchen, if required, having previously been used for such purposes. Newly screeded floor with windows to side which could be converted to doors opening into the part completed rear extension.

### **Rear WC**

With low level WC, wash hand basin, cupboard to corner, tiling to walls and extractor fan.



### First Floor Landing

Carpeted stairs, timber banister and spindles with steps up to separate landing areas to front and rear. Four-panel doors to bedrooms and bathrooms with the main landing having large cupboards and airing cupboard with fitted shelving and pressurised hot water cylinder. Circular stained glass window, coving and spotlights to ceiling.

### Master Bedroom

A grand master bedroom suite, very generously proportioned with bay windows to front with sliding sashes, carpeted floor, picture rails and cornice to ceiling with inset spotlights. Walk-in wardrobe to side, TV cupboard adjacent. Further walk-in wardrobe to side. Door into:

### En Suite Bathroom

A smart, contemporary suite having free-standing, rolltop bath on timber plinth. Chrome taps with shower attachment, walk-in shower cubicle with shower screen to side and rainfall head attachment with thermostatic controls. His and hers wash hand basins with granite work surfaces with storage drawers below and cupboards and mirrors above. Low-level WC. Fully tiled walls and floors in attractive colours, window to side and vertical column radiator. Inset spotlights and speaker system to ceiling.







### **Bedroom 2**

A further grand double room with large bay windows to front, picture rails and cornice to ceiling, carpeted floor and cast iron fireplace to side. Part-glazed door into:

### **En Suite Shower Room**

With shower cubicle to side, having curved glass screens with thermostatic controls and multi-head jets. Low-level, back to wall WC with free-standing circular wash basin above timber stand with alcove and drawers below, mirror above and walls and floors tiled in attractive colours, with frosted glass window to side. Inset spotlights to ceiling and heated towel rail.





### Bedroom 3

A further grand double room with study area to side, picture rails to walls and triple windows to front overlooking the garden. Carpeted floor and built-in cupboards to side. Six-panel door into:

### Dressing Room

With built-in wardrobes and carpeted floor, opening into:

### En Suite Shower Room

Corner shower cubicle with curved glass, pivoting door, thermostatic control and multi-head jets. Back to wall WC, wash hand basin fitted within worktop with storage cupboards and drawers, mirrored cabinet above. Frosted glass window to front, attractive tiling to floor and walls and inset spotlights to ceiling. Built-in cupboard to side.







#### **Bedroom 4 (Rear)**

A superb master suite to the rear of the property, entering via the dressing area with built-in wardrobes to side, spotlights to ceiling and a further large range of built-in wardrobes with dark wood-effect doors, carpeted floor and door into the bedroom area having high ceilings with inset spotlights and speaker system. Window to side and patio doors onto the rear balcony overlooking the delightful grounds. Carpeted floor with door into:

#### **En Suite Shower Room**

Large shower cubicle with thermostatic mixer, attractive tiling to wet areas and floor, wash hand basin with cupboards below, back to wall WC, window to side, extractor fan to wall and heated towel rail. Spotlights and loft hatch to roof space.





### Bedroom 5

Positioned to the right-hand side, a large double with sash window overlooking the patio and side gardens. Carpeted floor and cupboard to corner.

### Bedroom 6

A final double bedroom to this floor with window to side overlooking patio, cornice to ceiling and spotlights with feature fireplace with cast iron inset open grate with marble hearth. Carpeted floor and spotlights.

### Family Bathroom

Period style suite with free-standing, rolltop bath with chrome taps and rainfall head attachment, fitted curtain rail, wash hand basin and back to wall WC with cast iron fireplace to side, panelling to half height walls, tiling to floor and window overlooking the rear garden.







## **Second Floor**

Having carpeted stairs with windows, leading to the top floor room.

## **Bedroom 7/Playroom**

A very large space which could be utilised as a further bedroom if required, with ample space for fitting of an en suite if required. Currently open plan making an ideal bedroom, games room, play room or cinema room, etc. with part-vaulted ceilings, spotlight and loft hatch to roof space with built-in speaker system. Windows to two aspects and carpeted walls. Built-in eaves storage space to side.

## **Potential Annex**

Positioned off the front drive having its own separate arched timber entrance door with light above with the building a part-completed project which was due to be created as a separate annex (stp) to the property, currently separated into three rooms and comprising:

### **Room 1 ( Proposed Kitchen)**

Currently an empty space with stud timber framework with openings to either side and intended to be the kitchen with some parts of the new kitchen provided with the sale.

### **Room 2 (Proposed Lounge)**

Currently a large open space intended to be the lounge and dining area with brick chimney breast to one side and newly plastered walls with spotlights to ceiling and front window and would make an ideal space and reception room with lights and electrical installations.

### **Room 3 (Proposed Bedroom)**

An empty space intended to be the bedroom for the annex with newly plastered walls, spotlights to ceiling, lights and electrics and would make a generous double bedroom. Opening to side into enclosed area with plumbing installed in preparation for installation of a WC, shower and wash hand basin to create the en suite to the bedroom with the overall space making once completed a superb one bedroom annex which would be ideal for Airbnb or guest accommodation.

## **Double Garage**

Having remote electric up and over door, spacious and extended area to rear with light and electric provided with nearby outside tap and electrical point.









## Outside

The property is accessed through elegant electric gates, leading to a circular tarmac driveway that gracefully wraps around a meticulously maintained lawn. This driveway guides you to the double garage, equipped with an electric door, and adjacent, a series of versatile store rooms. These rooms, already partly converted with plumbing and electrical fittings, offer potential as an annexe (subject to obtaining the necessary planning consents).

The grounds are a testament to exceptional design and execution. They feature a harmonious blend of natural and formal gardens, including expansive lawns and a charming walled kitchen garden complete with gazebos and enclosed garden rooms. A striking water garden, with its pleached trees radiating from a contemporary water feature, stands as a centerpiece of landscaped beauty. Nearby, you'll find a tennis court along with various outbuildings and storage areas with the gardens enjoying extensive lighting. Beyond the formal gardens, extensive grass paddocks offer endless possibilities. A serene woodland walk encircles the grounds, showcasing various follies and gazebos that are ideal for alfresco dining.







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**Viewing:** Strictly by prior appointment through the selling agent.

### **Location**

The village of Aylesby is located 1.2 miles from Laceby with its range of shops to meet those everyday needs whilst Grimsby Town Centre is 6.4 miles away. The A180, which becomes the M180, is 4 miles away and there is a railway station located in Great Coates, 3.1 miles away. Humberside International Airport 8.4 miles away. Caistor Grammar School and Healing School are 8 and 3.7 miles away respectively.

### **General Information**

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. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band G.



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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		



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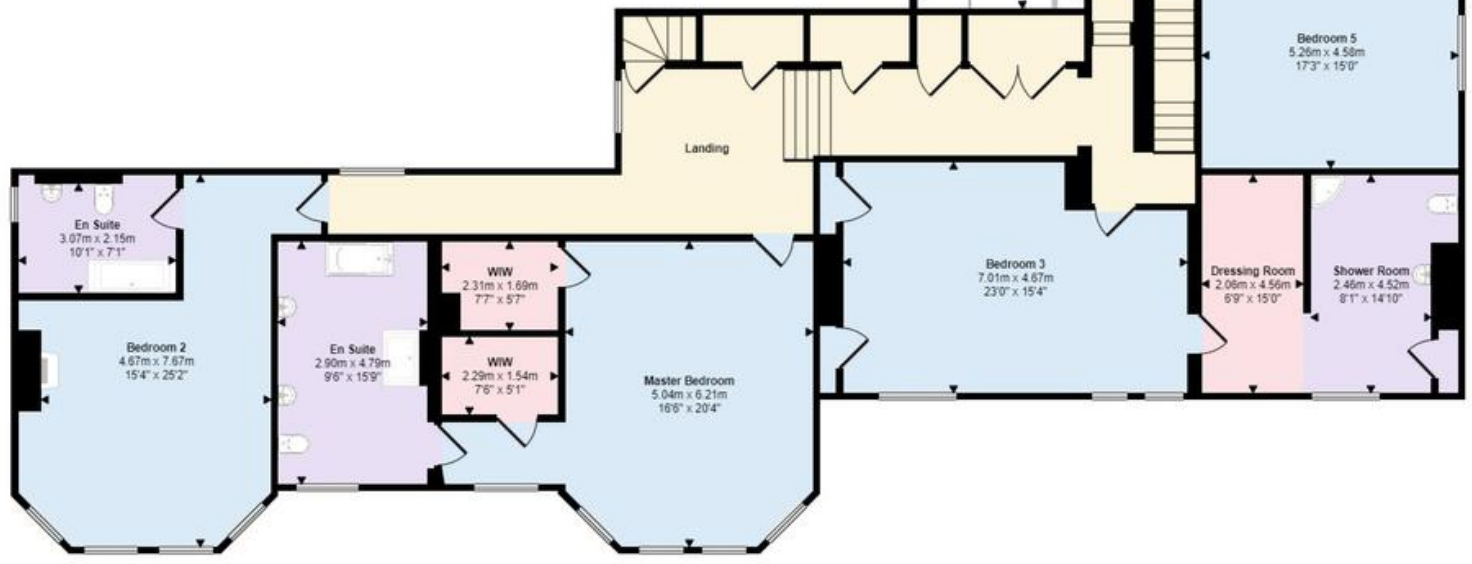
Ground Floor  
Approx 336 sq m / 3613 sq ft

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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.

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