



## Westbeck Lane

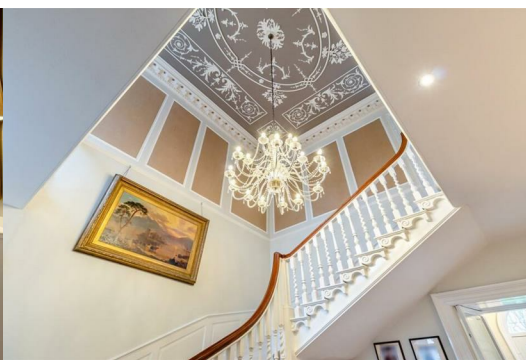
Blyborough, DN21 4HB

Offers over £1,750,000



Blyborough Hall is a magnificent Grade II\* listed country house set in a well-kept landscape within the Lincolnshire country side. Dating back to the early 18th century, the hall offers over 10,000 sq ft of stylish accommodation, whilst preserving historical architectural details and proportions, with later alterations that respect the original character.

The additional properties combined offer 20,576 sq ft of living accommodation and 18.35 acres are on offer with this listing. Additional land may be purchased as an additional transaction.



Description

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Blyborough Hall

The main block is a symmetrical build of limestone / stone façades, two-storey stone building with a steep, slate roof and multiple traditional sash windows. The walls are rendered in warm, pale limestone with fine detailing around the windows and doorways. A longer rear / side range extends from the main block, giving a courtyard-like plan, and a later single-storey wing with a glazed façade creates a striking contrast to the historical massing. The left wing features a slightly projecting bay and a small veranda /pilaster-framed entrance, while the central portion has classic light-coloured stonework and refined vertical glazing.

The accommodation spreads over 10,800 sq ft with an impressive reception hall setting the tone for the property, featuring a galleried landing, an ornate ceiling, with space to display a grand chandelier. The hall leads to a 34 ft approx. drawing room and formal dining room, perfect for entertaining. Additional ground-floor rooms includes two kitchens /diner for less formal dining and a summer kitchen, cinema room, two offices with external entrances, garden room with a bar, games room and a sauna with shower facilities.

To the upper floors there are four spacious double bedrooms, three of which are en-suite with an additional family shower room. The master suite is particularly luxurious in size, boasting a freestanding bath, a stylish en-suite and separate walk in dressing room to the first floor. The children's bedroom having a separate entrance to the nanny quarters (Hall Cottage) On the second floor, there is one additional bedroom and one large family bathroom with scope to add an additional five rooms if desired.

Hall Cottage

Hall Cottage is a self-contained living space within Blyborough Hall ideal for families employing a nanny. Having its own kitchen, utility room and offering two double bedrooms, a reception room and a bathroom. Perfect for guests or staff quarters, it seamlessly integrates with the main hall while maintaining a sense of privacy.

Little Blyborough

Little Blyborough offers over 2,776 sq ft of additional accommodation, presenting a fantastic opportunity for multigenerational living, or as a holiday let (subject to obtaining necessary consents). This charming residence includes two double bedrooms, one single bedroom and three reception rooms, providing flexible and attractive living spaces with an internal lift to the upper floor.

Out Buildings

There are additional out buildings of a games room, boiler room and pellet store.

Council Tax & EPCs

Blyborough Hall - exempt from EPC due to its Grade II listing, Council Tax Band G

Little Blyborough -EPC D, Council Tax C

Park Cottage EPC E, Council Tax B

Hall Cottage EPC D, Council Tax A

Grounds

Blyborough Hall estate is set within 18.35 acres beautifully maintained grounds, offering both privacy and stunning country side views. A gated entrance with electric gates leads to the grounds with garage blocks and carport parking for many vehicles The grounds feature two lakes and an ornamental pond with a patio area, extensive lawns and meadow with mature trees. The Victorian wall garden is a secure purpose-built grow space with a glass house and out buildings with an array of solar panels benefiting from the feed in tariff. The design creates a tranquil, scenic country retreat that balances stateliness with everyday practicality for contemporary country life.

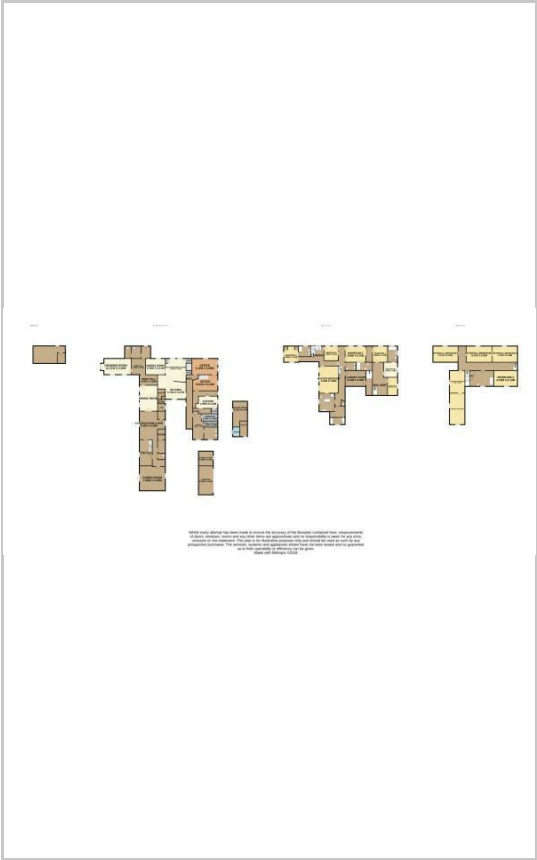
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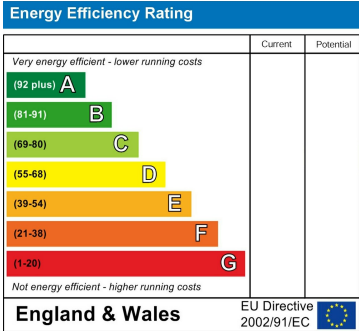
Area Map



Floor Plans



Energy Efficiency Graph



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