



EDLIN & JARVIS
ESTATE AGENTS



The Old House Crab Lane, North Muskham, NG23 6HH

Auction Guide £690,000





The Old House Crab Lane

North Muskham, NG23 6HH

- Character Detached House
- 2 Driveways, 2 Garages, Workshop and Outbuilding
- Approximately 0.45 Acre Plot
- Could Be Easily Separated Subject To Planning
- Countryside Views
- Total 27 Rooms, including 10 Bedrooms, 5 Reception Rooms and 4 Bathrooms
- No Chain / SDL Auction
- Approximately 7054 Sq Ft To Include Outbuildings & Garage
- Village Location Close To Good Transport Links
- Council Tax Band G & Epc F

GRAND COUNTRY HOME SDL AUCTION GUIDE PRICE £690,000 unique opportunity to own this delightful Georgian & Victorian country house that is full of character and charm. The property lies at the edge of the sought after village of North Muskham and sits on a plot of approximately 0.45 acres. This family home offers an array of opportunity and is great for multi generation living as it already has a separate two storey annexe. The property is versatile in more ways than one as it can be divided easily into three private residences subject to planning.

The Old House, Crab Lane, North Muskham, Newark NG23 6HH
Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under and Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fee apply:



Location

Entrance Hall

Sitting Room 20'7 x 18'6 (6.27m x 5.64m)

Dining Room 16'11 x 14'0 (5.16m x 4.27m)

Study 15'7 x 15'4 (4.75m x 4.67m)

Conservatory 32'10 x 11'5 (10.01m x 3.48m)

Kitchen 16'5 x 14'2 (5.00m x 4.32m)

Boot Room 17'9 x 10'5 (5.41m x 3.18m)

WC

Family Room 27'2 x 19'0 (8.28m x 5.79m)

Annexe Sitting Room 16'5 x 13'9 (5.00m x 4.19m)

Annexe Kitchen 17'0 x 11'9 (5.18m x 3.58m)

Annexe Bathroom 7'1 x 6'0 (2.16m x 1.83m)

First Floor

Annexe Bedroom 16'5 x 9'10 (5.00m x 3.00m)

Annexe Bedroom 16'5 x 14'2 (5.00m x 4.32m)





Master Bedroom	18'6 x 16'11 (5.64m x 5.16m)
Ensuite	10'1 x 9'10 (3.07m x 3.00m)
Bedroom	16'11 x 14'0 (5.16m x 4.27m)
Bedroom	18'10 x 11'10 (5.74m x 3.61m)
Bedroom	14'3 x 13'1 (4.34m x 3.99m)
Bedroom	17'9 x 11'6 (5.41m x 3.51m)
Bedroom	17'9 x 17'5 (5.41m x 5.31m)
Laundry Room	9'10 x 8'8 (3.00m x 2.64m)
Bathroom	9'10 x 9'1 (3.00m x 2.77m)
WC	13'8 x 3'9 (4.17m x 1.14m)
Second Floor	
Bedroom	14'3 x 13'4 (4.34m x 4.06m)
Bedroom	14'0 x 12'3 (4.27m x 3.73m)
Bathroom	14'7 x 7'4 (4.45m x 2.24m)
Workshop	15'5 x 13'9 (4.70m x 4.19m)
Garage	18'8 x 8'9 (5.69m x 2.67m)
Garage	18'8 x 8'8 (5.69m x 2.64m)
WC	
Auction Details	

Directions

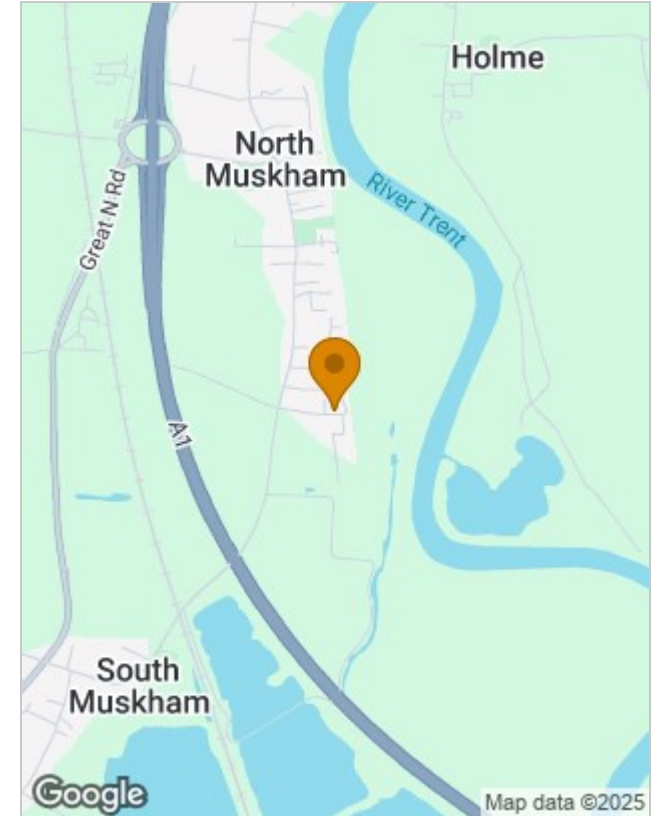




Floor Plans



Location Map



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Energy Performance Graph

