



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 Old Manor 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 an 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:

- 10% deposit (subject to a minimum of £5,000)
- Buyers Fee of 1.2% of the purchase price (subject to a minimum of £1,500 inc. VAT)

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and



## Location

Entrance Hall

Sitting Room

Dining Room

Study

Conservatory

Kitchen

Boot Room

WC

Family Room

Annexe Sitting Room

Annexe Kitchen

Annexe Bathroom

First Floor

Annexe Bedroom

Annexe Bedroom

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

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

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

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

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

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

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

16'5 x 13'9 (5.00m x 4.19m)

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

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

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

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





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

**Directions**

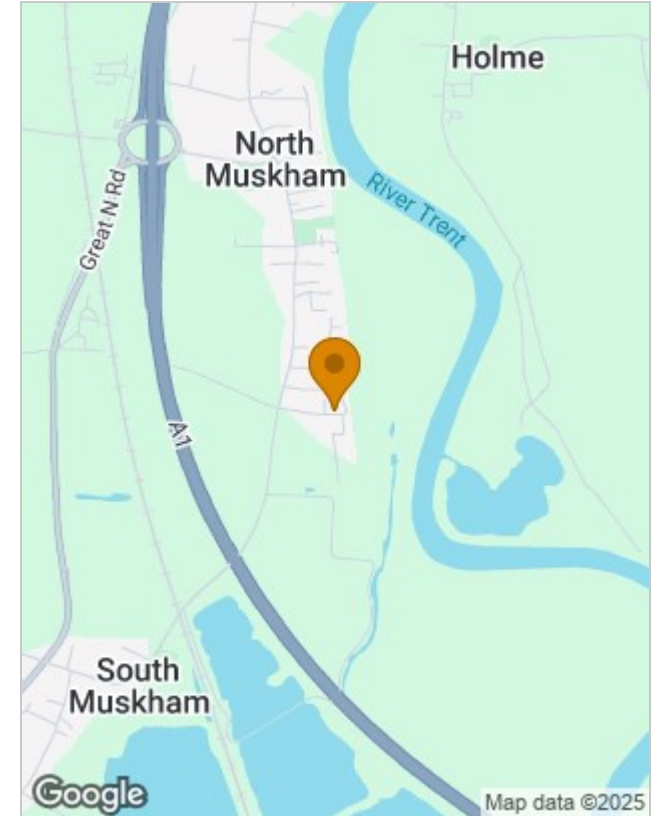




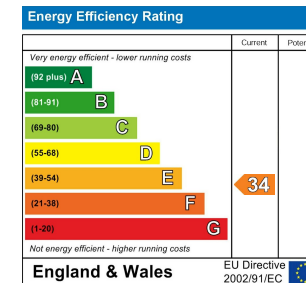
## Floor Plans



## Location Map



## Energy Performance Graph



## 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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