



The Old House Crab Lane  
North Muskham, NG23 6HH  
Guide Price £750,000

# The Old House Crab Lane

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\*\*\*GRAND COUNTRY HOME\*\*\* GUIDE PRICE £750,000-£800,000. A 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 moment you step into this magnificent property you are greeted with many character features from both the Georgian and Victorian parts of the house with their beautiful bay windows, French style wooden shutters, original pillars, beams, and fireplaces. The living space extends over 6700 sqft across three floors. The main part of the house is Georgian and includes, an entrance hall, sitting room, dining room both with multi fuel stoves, study, kitchen, large boot room and a conservatory to the ground floor. The first floor leads to three double bedrooms including the master bedroom with countryside views, ensuite bathroom and a walk in wardrobe. There are a further three bedrooms and a family bathroom on the second floor. The Victorian part of the property is home to a further two double bedrooms one very spacious with beautiful bay window over looking the garden and has access to a family bathroom, separate WC, and a laundry room on the first floor. On the ground floor the grand family room which is the hub of the home is a great space for family gatherings or entertaining guests. The family room has a large bay with French doors onto the garden, a feature fireplace housing a Clearview multi fuel stove where you can enjoy those cooler evenings in front of a welcoming fire and the second staircase taking you up to the second floor.

The annexe is over two storeys and comprises an entrance, sitting room, kitchen diner, downstairs bathroom and two double bedrooms accessed via a separate staircase. The annexe benefits from its own gas central heating.

The beautiful well established wrap around gardens are mainly laid to lawn with an array of wildflowers, trees, fruit trees and shrubs. There are two driveways providing ample of off road parking for 10+ cars, two garages with storage above, store room, outdoor WC and a workshop. The property benefits from oil fired central heating, LPG central heating and mains drainage.

## Location

North Muskham is a desirable village located 4.7 miles away from Newark, it has many amenities which include a primary school, church, an Indian restaurant and a public house. There are many country walks nearby along the River Trent for walking enthusiasts. North Muskham has easy access to good transport links to include the A1, A52, A46 and the A17. Newark is a busy market town situated on the river Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour 15.

## Entrance Hall

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

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

**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)  
max measurements

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

**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)  
max measurements

**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)  
max measurements

**Bedroom**  
17'9 x 17'5 (5.41m x 5.31m)  
max measurements

**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)  
Restricted headroom

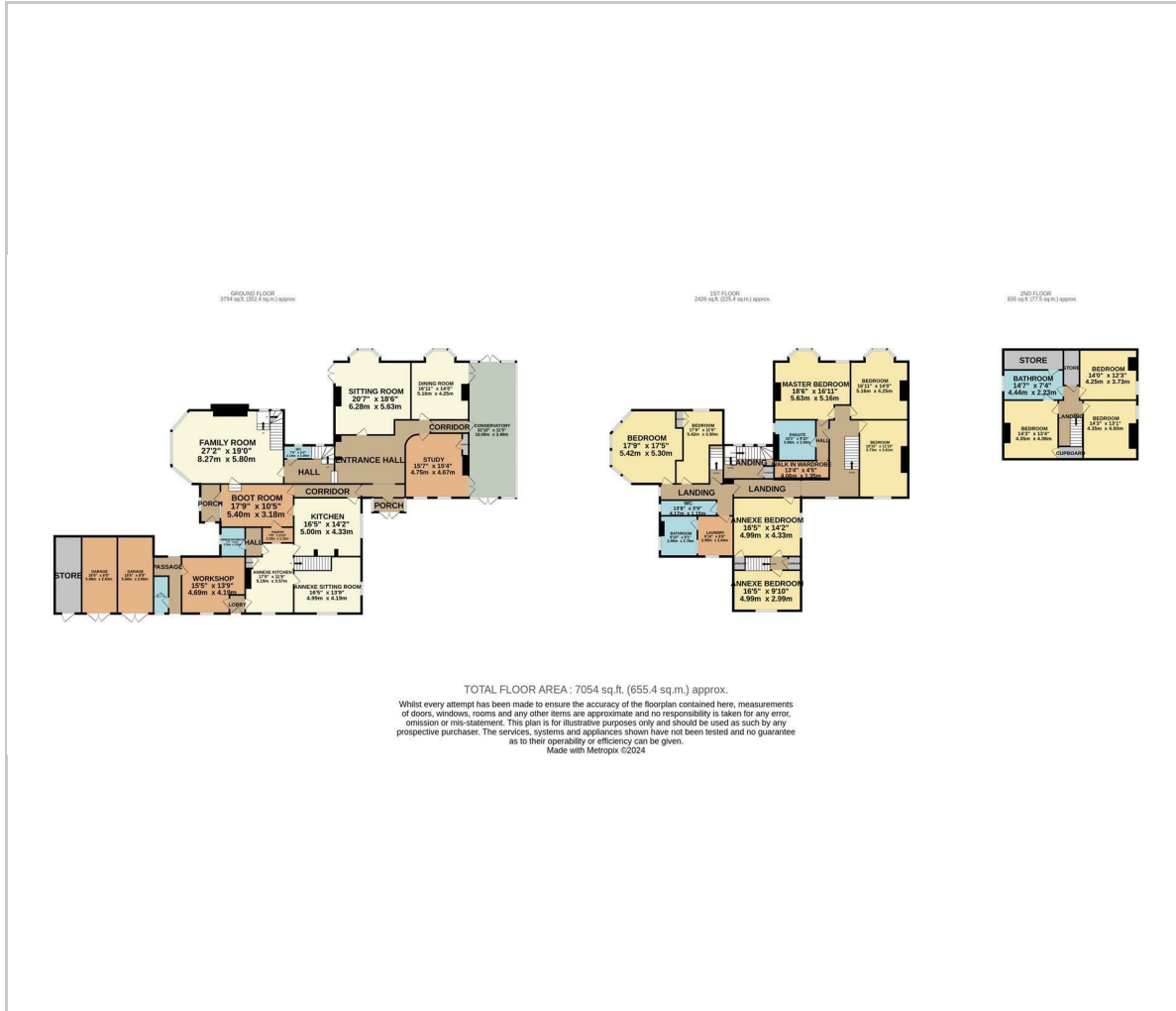
**Bathroom**  
14'7 x 7'4 (4.45m x 2.24m)

**Workshop**  
15'5 x 13'9 (4.70m x 4.19m)  
max measurements

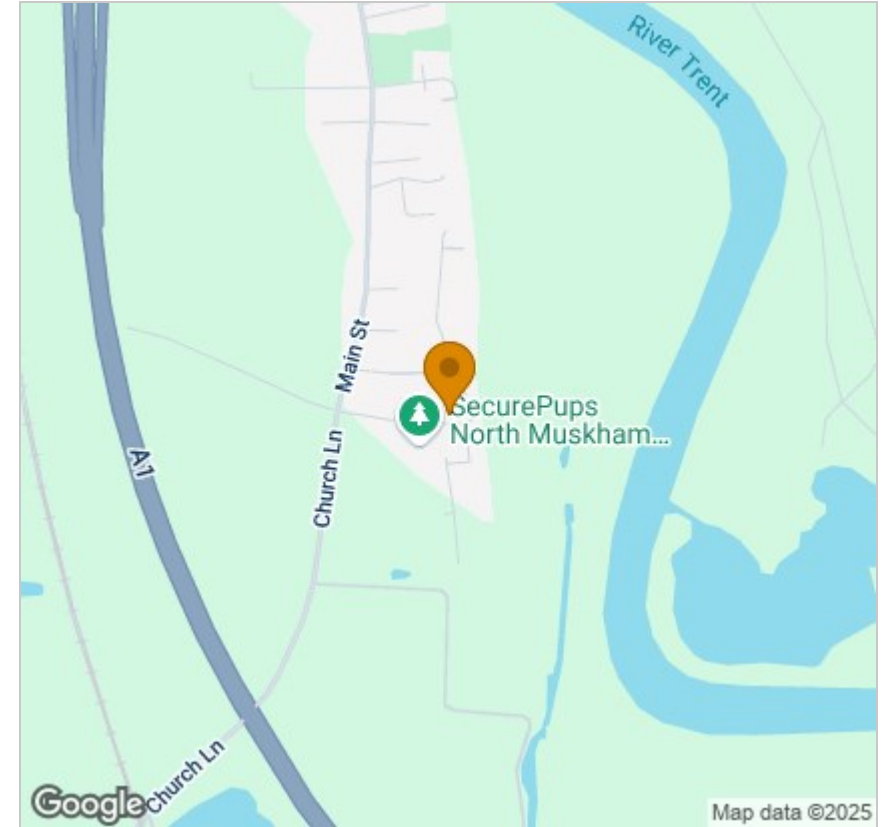
**Garage**  
18'8 x 8'9 (5.69m x 2.67m)



## Floor Plan



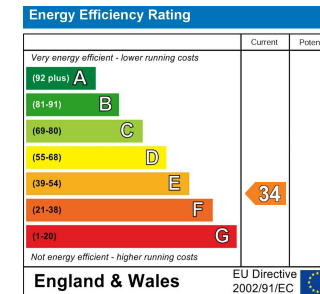
## Area Map



## Viewing

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

## Energy Efficiency Graph



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