



The Old House Crab Lane
North Muskham, NG23 6HH

Offers Invited £900,000

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GRAND COUNTRY HOME 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)



GROUND FLOOR
2778 SQT (252.4 SQT) APPROX.

1ST FLOOR
2428 SQT (223.4 SQT) APPROX.

2ND FLOOR
839 SQT (77.3 SQT) APPROX.

TOTAL FLOOR AREA: 7054 sq.ft. (655.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		34	
England & Wales		EU Directive 2002/91/EC	