

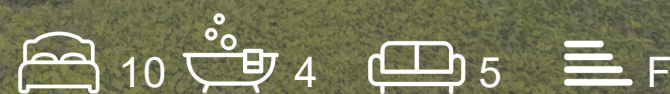


EDLIN & JARVIS  
ESTATE AGENTS



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

Auction Guide £600,000









# 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 £600,000 unique opportunity to own this delightful Georgian & Victorian country house that is full of character and charm.  
For sale on 29th October 2025  
Our national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.  
The auction will commence at 10:00.

A great investment opportunity to own this Georgian and Victorian country house that is full of character and charm, offering great potential.

Its unique shape gives different options for re-development - For example, splitting into 3 dwellings, subject to planning. The property lies at the edge of the sought after village of North Muskham and sits on a plot of approximately 0.45 acres.

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 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.



## Auction Guide £600,000



### 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

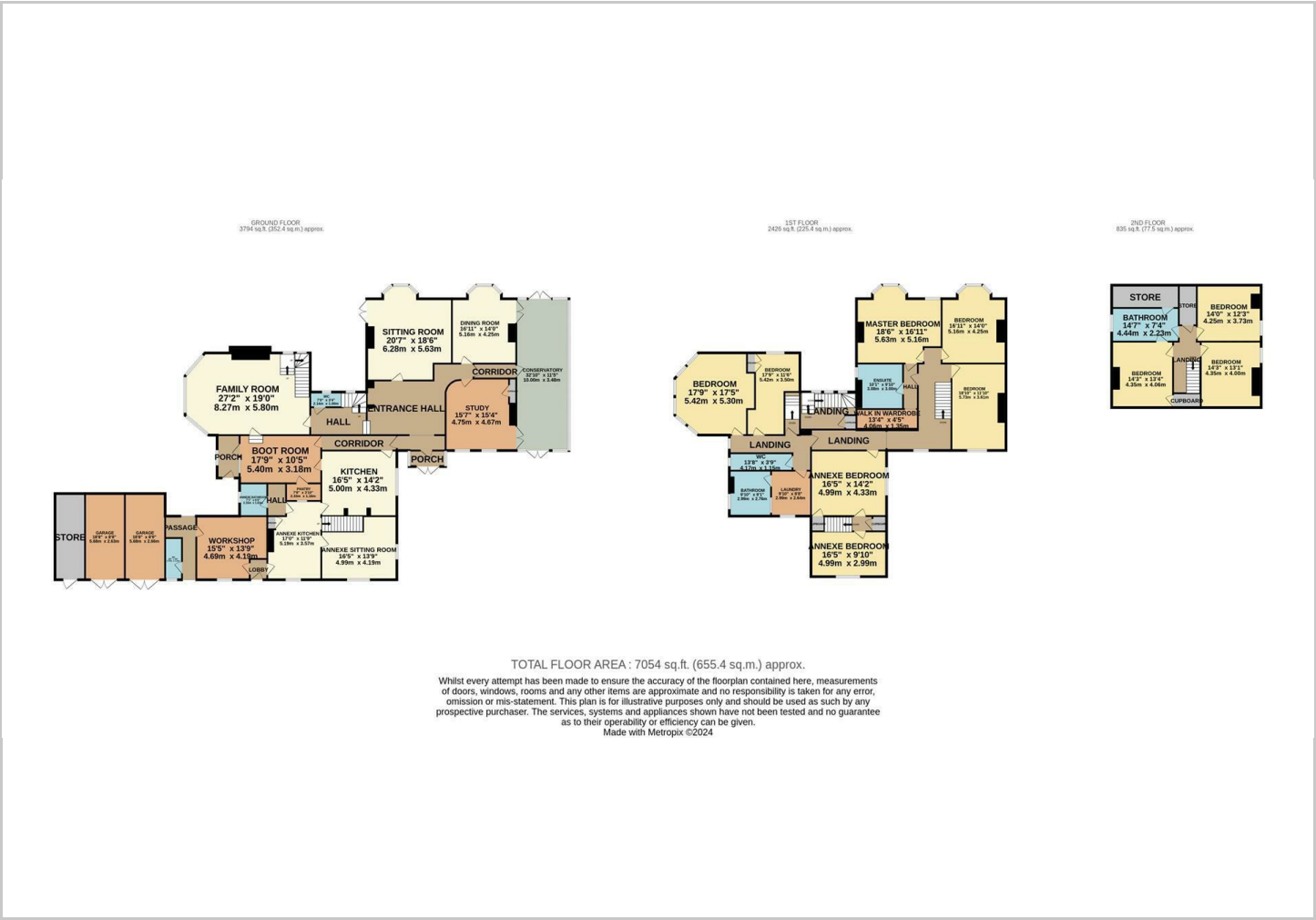








Floor Plans



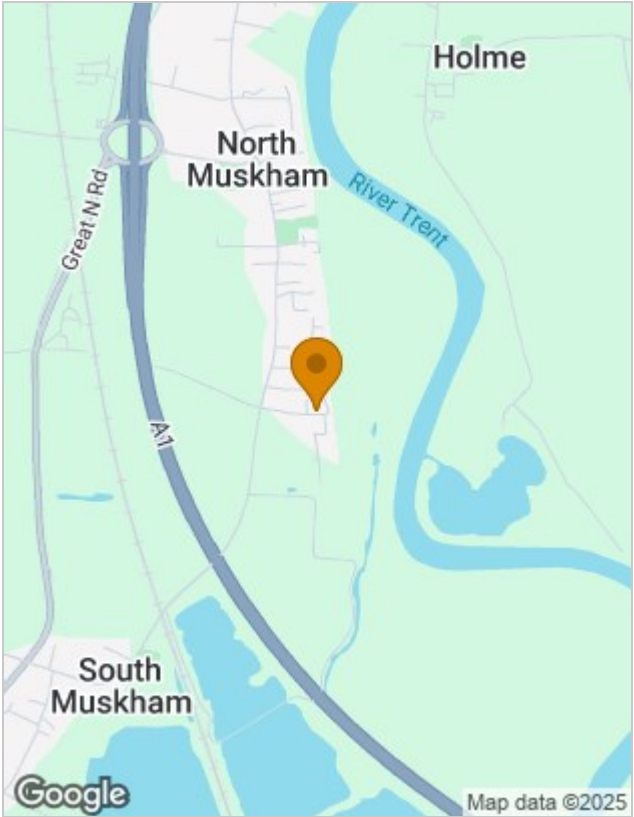
Viewing

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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Location Map



Energy Performance Graph

