

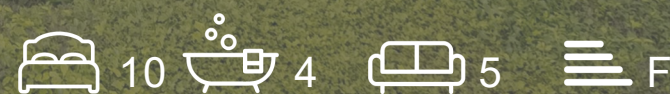


EDLIN & JARVIS  
ESTATE AGENTS



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

Price 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
- Approximately 7054 Sq Ft To Include Outbuildings & Garage
- Village Location Close To Good Transport Links
- Council Tax Band G & Epc F

Price Guide \*\*\*\*\* £600,000 to £660,000 \*\*\*\*\*

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.

The Victorian part of the property is home to a further two double bedrooms, one very spacious with beautiful bay windows 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 there is the grand family room which is the hub of the home, the kitchen and large boot room.



Price 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>	

## Directions

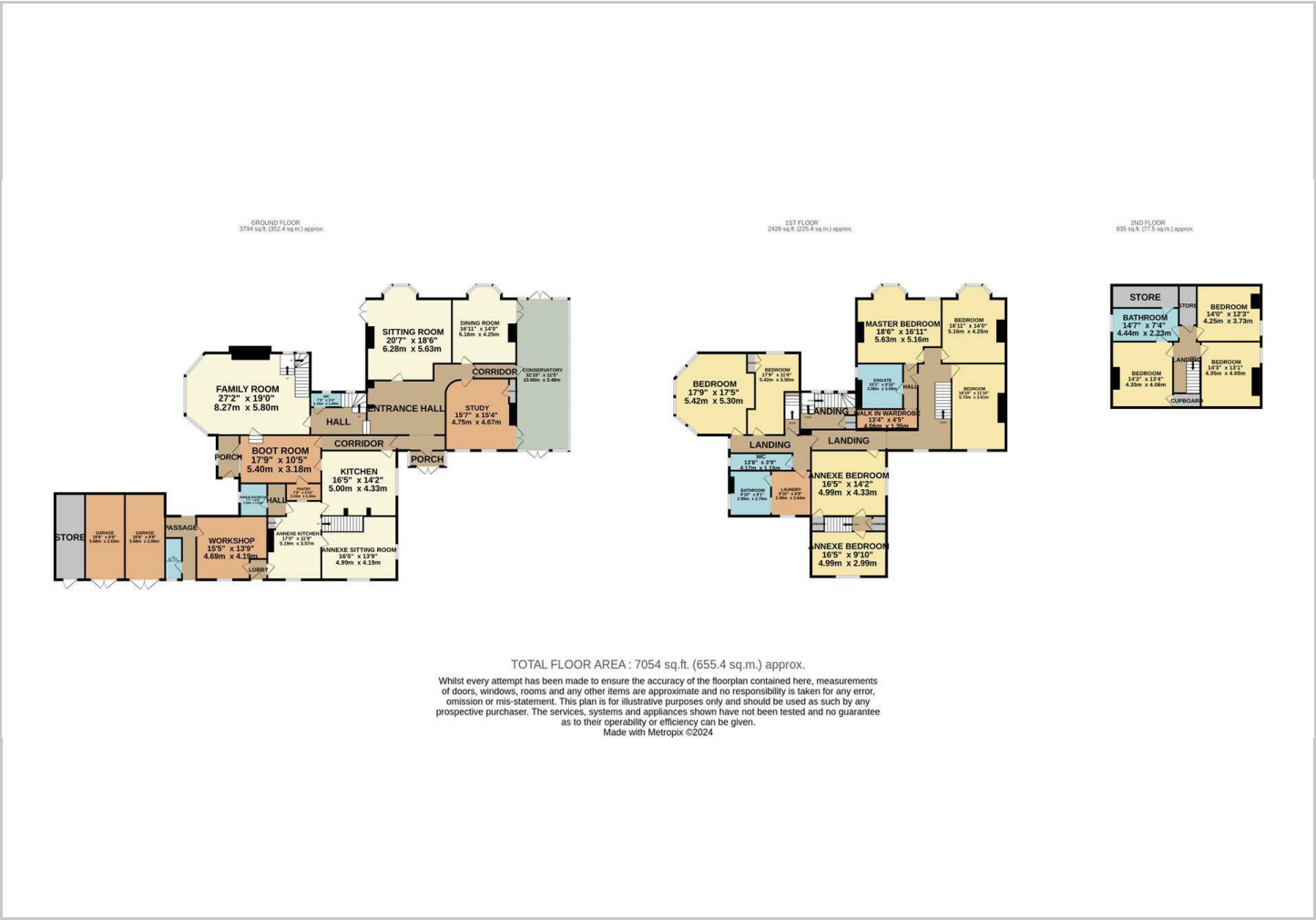








Floor Plans



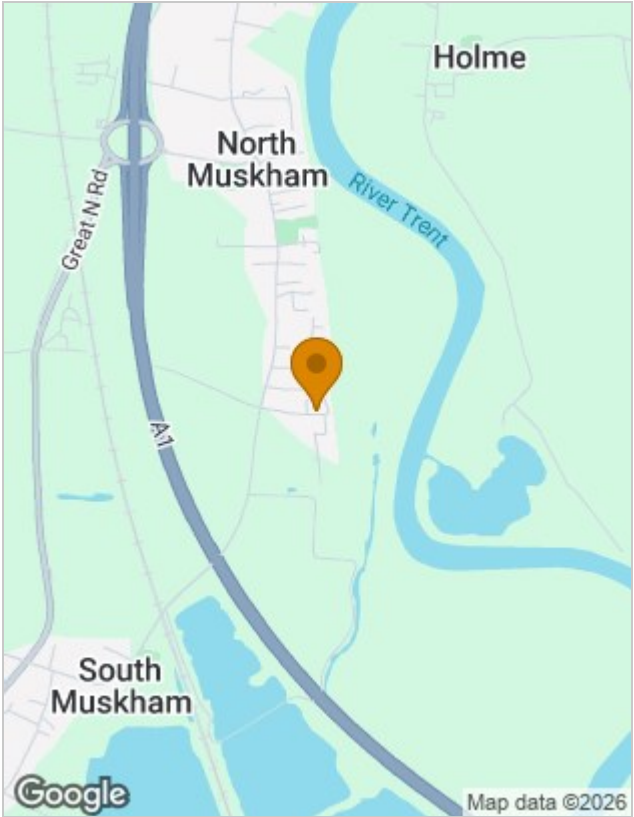
Viewing

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

