



Rose Cottage Crab Lane  
North Muskham, NG23 6HH

**Guide Price £550,000**



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\*\*\*A WHISPERING TALE OF HISTORY IN YOUR SECLUDED SANCTUARY OF NORTH MUSKHAM\*\*\*  
GUIDE PRICE - £550,000-£600,000

Step into a world where time slows and tranquility reigns. This enchanting, detached character cottage, sits nestled within approximately one acre of secluded paradise on the charming Crab Lane, North Muskham. Here, history breathes through exposed beams and sun-drenched rooms, seamlessly blending with the comforts of modern living. Imagine mornings bathed in soft light within the airy breakfast kitchen, the aroma of freshly brewed coffee mingling with the promise of a new day. Three inviting reception rooms, each with its own unique charm, offer spaces for quiet contemplation or lively gatherings. A sun-kissed conservatory extends the living space, blurring the lines between indoors and out. Four generously proportioned bedrooms provide peaceful retreats, the master suite a haven of its own. Wake to delightful views, indulge in the luxury of a dedicated dressing area, and refresh in the modern ensuite shower room.

Outside, a verdant acre unfolds, a haven for both wildlife and the soul. Stroll through established gardens, where an array of fruit trees whisper in the breeze and a woodland area invites exploration. Cultivate your own bounty in the vegetable plot, or simply unwind amidst the symphony of nature. A double garage with an inspection pit and ample parking cater to practical needs, while the "Yorkshireman Pub" log cabin offers a unique space for entertaining and creating lasting memories. There are many outbuildings to store your tools and greenhouses to nurture your plants.

North Muskham offers the perfect blend of rural tranquility and convenient access to local amenities. This is a home for those who seek something truly special, a place where character, comfort, and a connection to nature come together. This is more than a home; it's a lifestyle, a retreat, a piece of history waiting to be embraced.

North Muskham is located approximately 4 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 minutes.

## Entrance Hall







**Lounge**  
12'0 x 12'10 (3.66m x 3.91m)

**Dining Area**  
13'0 x 5'8 (3.96m x 1.73m)

**Dining Room**  
11'9 x 11'8 (3.58m x 3.56m)

**Office**  
12'6 x 7'0 (3.81m x 2.13m)

**Conservatory**  
13'2 x 10'9 (4.01m x 3.28m)

**Breakfast Kitchen**  
11'6 x 14'6 (3.51m x 4.42m)

**Utility Room**  
6'1 x 8'10 (1.85m x 2.69m)

**WC**  
2'10 x 5'6 (0.86m x 1.68m)

**Boot Room**  
5'0 x 6'1 (1.52m x 1.85m)

**Landing**

**Master Bedroom**  
12'0 x 14'10 (3.66m x 4.52m)

**Dressing Area**  
3'10 x 7'8 (1.17m x 2.34m)

**Ensuite**  
5'9 x 7'0 (1.75m x 2.13m)

**Bedroom Two**  
12'1 x 12'11 (3.68m x 3.94m)

**Bedroom Three**  
8'10 x 12'2 (2.69m x 3.71m)

**Bedroom Four**  
18'0 x 7'2 (5.49m x 2.18m)

**Dressing Area**  
5'10 x 10'4 (1.78m x 3.15m)

**Bathroom**  
5'9 x 9'7 (1.75m x 2.92m)

**Summer House/Bar**  
9'7 x 16'5 (2.92m x 5.00m)  
max measurements

**Double Garage**  
18'9 x 20'7 (5.72m x 6.27m)





**Building 1 Ground Floor**

- Sunroom: 12'2" x 10'9" (3.69 x 3.29 m)
- Boot Room: 5'0" x 9'1" (1.52 x 2.76 m)
- Pantry
- Breakfast Kitchen: 11'0" x 14'0" (3.35 x 4.27 m)
- Lounge: 12'0" x 12'10" (3.66 x 3.93 m)
- Dining Room: 11'0" x 11'0" (3.35 x 3.35 m)
- Office: 12'0" x 7'0" (3.66 x 2.13 m)
- WC: 2'10" x 3'0" (0.67 x 0.91 m)
- Utility Room: 6'1" x 8'10" (1.85 x 2.44 m)
- Dining Area: 9'0" x 13'0" (2.74 x 3.96 m)
- Hallway: 11'0" x 4'0" (3.35 x 1.22 m)

**Building 1 Floor 1**

- Master Bedroom: 12'0" x 14'10" (3.66 x 4.54 m)
- Bedroom Three: 8'10" x 12'2" (2.60 x 3.73 m)
- Bedroom Two: 12'0" x 12'1" (3.70 x 3.64 m)
- Bedroom Four: 10'0" x 7'2" (3.05 x 2.21 m)
- Hallway: 6'0" x 1'0" (1.83 x 0.30 m)
- Ensuite: 7'0" x 1'0" (2.13 x 0.30 m)
- Wardrobe
- Dressing Area: 8'10" x 1'0" (2.60 x 0.30 m)
- Landing: 1'0" x 1'0" (0.30 x 0.30 m)
- Dressing Area: 5'0" x 9'0" (1.52 x 2.74 m)

**Building 2 Ground Floor**

- Summer House/Bar: 9'0" x 10'0" (2.74 x 3.05 m)

**Building 3 Ground Floor**

- Double Garage: 19'0" x 20'0" (5.79 x 6.10 m)

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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Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>

A map of North Muskham, Nottinghamshire, showing the location of SecurePups North Muskham. The map features the River Trent to the east, the A1 road to the west, and local streets including Main St and Church Ln. A church icon is located near St Wilfrid's Church, North Muskham. The SecurePups North Muskham location is marked with a green pin icon.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		57	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	