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**Rose Cottage Crab Lane, North Muskham, Newark, NG23 6HH**

**Guide Price £625,000**



## Property Description

A large four/five bedroomed detached period cottage dating back to the 18th century which has grounds forming a generous plot of approximately 1 Acre. The property has been tastefully extended to provide comfortable and practical living and social accommodation which includes hard parking standing area for multiple cars, range of outbuildings and sheds providing scope for various functions. The driveway and lawned gardens have mature borders and a paddock which benefits from a number of fruit trees including apple, pear, plum, damson, sloe and cherry trees and further extends to an area of woodland. A large wood Summer House has many potential uses such as home office or play room. Stunning views over open fields which extend down to the River Trent. Ideally located in a secluded position within a popular and commutable village with an excellent village primary school, pub and award winning Indian restaurant.

### ENTRANCE HALL

Part glazed door leading from side driveway to hallway with wood effect floor and ample built in cupboards and conveniently located seating area. Downlights inset to ceiling.

### HALLWAY

Door leading from Entrance Hall. Radiator and stairs to first floor accommodation.

### BREAKFAST KITCHEN

14'10" x 11'5" (4.52m x 3.48m)

Door from Sitting Room leading to the Kitchen fitted with a range of modern wall and base units surmounted by an Oak worksurface inset with one and a half ceramic sink and drainer with mixer tap. Integral appliances include dishwasher, double oven and hob with extractor over. Space for large fridge/freezer. Splash back tiling to walls. Tiled flooring. Under counter lighting. Breakfast bar. Downlights inset to ceiling.



### REAR PORCH

Door from Kitchen to Rear Porch used as a Boot Room.  
Door with windows either side to rear garden.

### INNER HALLWAY

Door leading from Kitchen to Inner Hallway with doors to  
W/C and pantry cupboard.

### W/C

Window to front elevation. Tiled floor. Low level W/C,  
vanity wash hand basin and heated towel rail.

### UTILITY

8'11" x 6'0" (2.72m x 1.83m)

Window to front elevation. Fitted with a range of wall and  
base units surmounted by a wood effect work surface  
inset with stainless steel sink and drainer. Plumbing for  
washing machine, and space for tumble dryer (vented to  
outside). Tiled splashbacks. Tiled floor.

### SITTING ROOM

12'10" x 12'1" (3.91m x 3.68m)

Double glazed window and door to Conservatory.  
Beamed ceiling. Feature brick surround open fire with  
multifuel wood burner. Wood effect flooring. T.V point.

### CONSERVATORY

12'10 x 11'0 (3.91m x 3.35m)

Double doors and windows to the rear garden. Tiled  
flooring. Air conditioning.

### BREAKFAST/DINING AREA

12'10" x 5'8" (3.91m x 1.73m)

Door leading from Hallway into Dining Area with window  
to front elevation. Wood effect flooring. Radiator.  
Beamed ceiling.

### DINING ROOM

12'4" x 11'10" (3.76m x 3.61m)

Part glazed door from Hallway. Window to rear  
elevation. Radiator. Beamed ceiling. Wood effect  
flooring. Feature fireplace with multifuel wood burner. T.V  
point.



### STUDY/BEDROOM FIVE

12'7" x 7'0" (3.84m x 2.13m)

Windows to rear elevation and side elevation. Radiator.  
Wood effect flooring, spotlights inset ceiling.

### FIRST FLOOR

Stairs, staircase sensor lighting leading to first floor  
landing.

### MASTER BEDROOM

14'11" x 11'10" (4.55m x 3.61m)

Window to rear elevation. Radiator. Air conditioning. T.V  
point. Access to loft space.







### DRESSING ROOM

Radiator. Spotlights inset to ceiling. Large built in wardrobes.

### ENSUITE

Door from Dressing Room into Ensuite with window to front elevation. Tiled floor and walls. Fitted with a suite comprising corner shower cubicle with glazed screen, low level WC and wash hand basin. Heated towel rail. Radiator. Spotlights inset to ceiling. Extractor fan.

### BEDROOM TWO

12'11" x 12'2" (3.94m x 3.71m)

Window to rear elevation. Radiator. T.V point.

### BEDROOM THREE

17'9" x 7'1" (5.41m x 2.16m)

Wood effect flooring. Radiator. Window to rear and side elevations. Access to loft space.

### BEDROOM FOUR

12'1" x 8'10" (3.68m x 2.69m)

Window to rear elevation. Radiator. Built in wardrobe. Cupboard. Access to loft space. T.V point.

### BATHROOM

9'6" x 5'9" (2.90m x 1.75m)

Fitted with a suite comprising of low level WC, wash hand basin and panelled bath with electric shower over. Tiled walls. Window to front elevation. Radiator. Heated towel rail.

### OUTSIDE

Driveway to side of the property with gates leading to extensive grounds including a range of outbuildings including summer house, double garage with inspection pit, open storage area currently housing a hot tub spa, two workshops, aviary/log store, two separate storage sheds, large covered bin store, two greenhouses, and a vegetable patch. The large rear garden is laid mainly to lawn with mature trees, plants and shrub borders and a pond. Woodland area with views extending over open fields towards the River Trent.



### SERVICES

Electricity is connected to the property. Oil fired central heating. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

### TENURE

Freehold with no chain.

### LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

### VIEWING INFORMATION

By appointment with the agents office.





TOTAL FLOOR AREA: 3026 sq.ft. 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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