



**The Shades, Main Street,
North Muskham, NG23 6ER**



Book a Viewing!

£750,000

Set within a generous plot, this beautiful Grade II Listed Three Storey Farmhouse blends character, charm and lifestyle appeal. The home offers an inviting Entrance Hall, Four Reception Rooms, a Laundry/WC, and a stunning Kitchen Breakfast Room featuring a vaulted ceiling. Upstairs are Four spacious Double Bedrooms, including a luxurious Bathroom with shower and roll-top bath, plus an additional Shower Room. Rich in period features, the property showcases exposed beams, character ceilings and open fireplaces throughout. Having a double garage and outbuildings with approved planning permission provide exciting potential for residential conversion. With picturesque river and lake walks right on your doorstep, this is countryside living at its finest.

Details of the approved conversion can be found at: <https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?keyVal=SM687NLBIYO00&activeTab=summary>



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SERVICES

Electricity, water and drainage mains services available. Oil central heating.

EPC RATING – Exempt.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood DC.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

North Muskham is a highly regarded village offering excellent connectivity, with direct access to the A1 and less than five miles from the train station, providing regular services to London King's Cross, Leeds and Edinburgh. The village benefits from a well-regarded primary school, a popular public house serving food, an award winning Indian restaurant (winning Best Curry House in England 2025), and a thriving community centre, creating an ideal balance of convenience and village lifestyle.





ACCOMMODATION

ENTRANCE HALL

With stairs to the first floor, column radiator, dado rail, under stair storage and doors to the living room and dining room.

DINING ROOM

14' 5" in to recess x 14' 5" (4.4m x 4.4m) With sash window to the front elevation, feature exposed beams and open fireplace, engineered wood flooring, column radiator and wall light points.

KITCHEN/DINER

15' 8" x 12' 9" (4.8m x 3.9m) Fitted with a range of wall and base Shaker style units with a wooden work surface incorporating a ceramic 1½ bowl sink unit with mixer tap. Central Island with Quartz work surface, integrated dishwasher, space for a fridge freezer and space for a large Range style cooker. Extractor, window seat, tiled floor, tiled splash-backs, vaulted ceiling with skylight windows and exposed beams. Doorways to dining room and rear hallway and windows to side and rear elevations.

LIVING ROOM

15' 1" x 14' 5" (4.6m x 4.4m) With dual aspect sash windows to front and side elevations, feature exposed beams, open fireplace, radiator and door to study.

STUDY

14' 9" x 13' 1" into chimney recess (4.5m x 4m) With internal window to playroom, window to side elevation, feature exposed beams, radiator, Inglenook style open fireplace and door to rear entrance.

PLAY ROOM

15' 8" x 11' 9" (4.8m x 3.6m) With dual aspect windows to both sides and patio doors onto garden, radiator and engineered wood flooring.

CLOAK/LAUNDRY ROOM

6' 6" x 4' 11" (2m x 1.5m) Utility room fitted with wall and base units with a work surface and space below for a washing machine. Inset spotlights, extractor, tiled walls and tiled floor. Opening to cloakroom, fitted with a low level WC and wash hand basin. Wall light points, exposed beams and column radiator heated towel rail.

REAR HALLWAY

French doors into porch area with tiled floor and doorway to playroom. Tiled floor continues into rear entrance hall with built-in storage cupboard housing the boiler, wall light point, feature exposed beams, doorway to kitchen breakfast room and doors to study, playroom and cloak/laundry room.

FIRST FLOOR LANDING

With sash window to the front elevation, doors to two bedrooms, stairs leading to the second floor and to the family bathroom and shower room.

MASTER BEDROOM

15' 5" x 12' 9" plus wardrobe recess (4.7m x 3.9m) With dual aspect sash windows front and side elevations, feature exposed beam, radiator and built-in wardrobes.





SHOWER ROOM

Fitted with a three-piece suite comprising a shower cubicle with the main fed shower, low level WC and wash hand basin set within a vanity unit. Column radiator heated towel rail, feature exposed beams, inset spotlights, engineered wood flooring and window to the side elevation.

FAMILY BATHROOM

13' 5" x 13' 1" (4.1m x 4m) Comprising a shower cubicle with the mains fed rain head shower, freestanding bath with mixer shower attachment, low level WC and wash hand basin. Radiator, column radiator heated towel rail, inset spotlights, engineered wood flooring and opaque window to the side elevation.



BEDROOM TWO

14' 5" in to recess x 13' 1" (4.4m x 4m) With sash window to the front elevation, radiator, exposed beam and built-in wardrobes.

SECOND FLOOR LANDING

With built-in storage cupboard and doors to two further bedrooms.

BEDROOM THREE

14' 9" x 14' 5" reduced head height (4.5m x 4.4m) With window to the side elevation, radiators, feature exposed beams and access to loft space.

BEDROOM FOUR

14' 1" x 14' 5" reduced head height (4.3m x 4.4m) With windows to the side elevation, radiators and feature exposed beams.



OUTSIDE

A five-bar gate opens onto a gravelled driveway providing ample parking for multiple vehicles and access to the double garage. The property is surrounded by large attractive gardens, featuring a paved patio area ideal for outdoor entertaining, together with additional brick-built outbuildings and a substantial barn offering further versatility and potential.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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Sibb & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

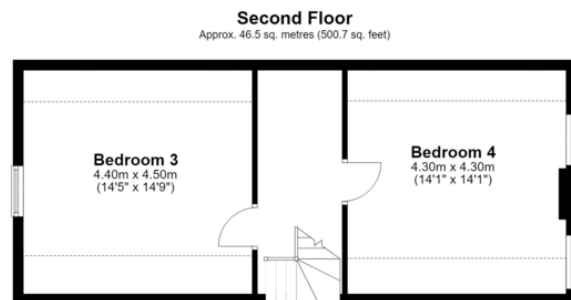
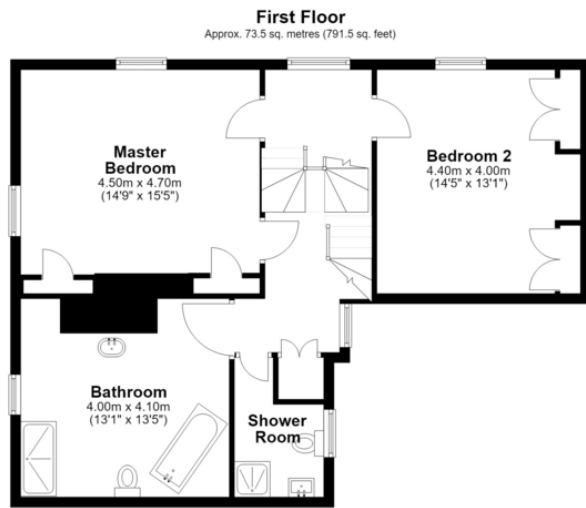
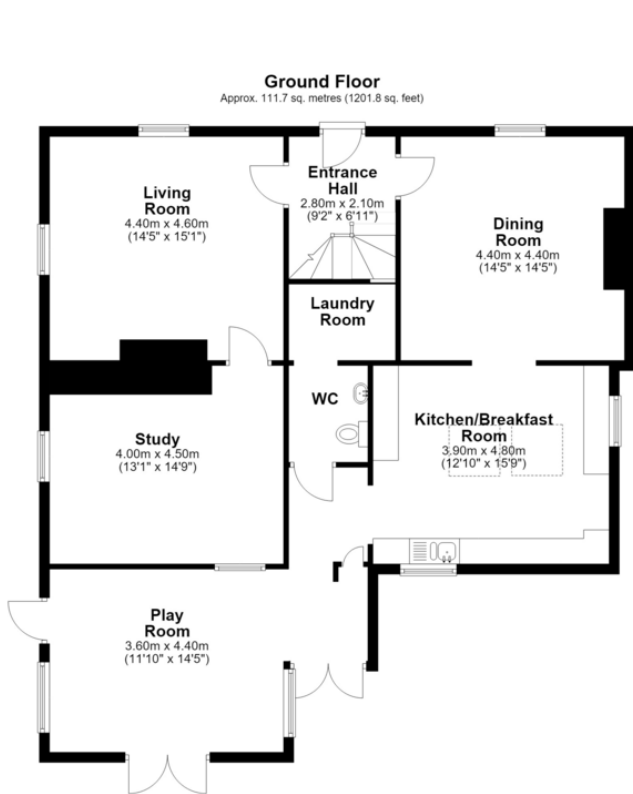
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

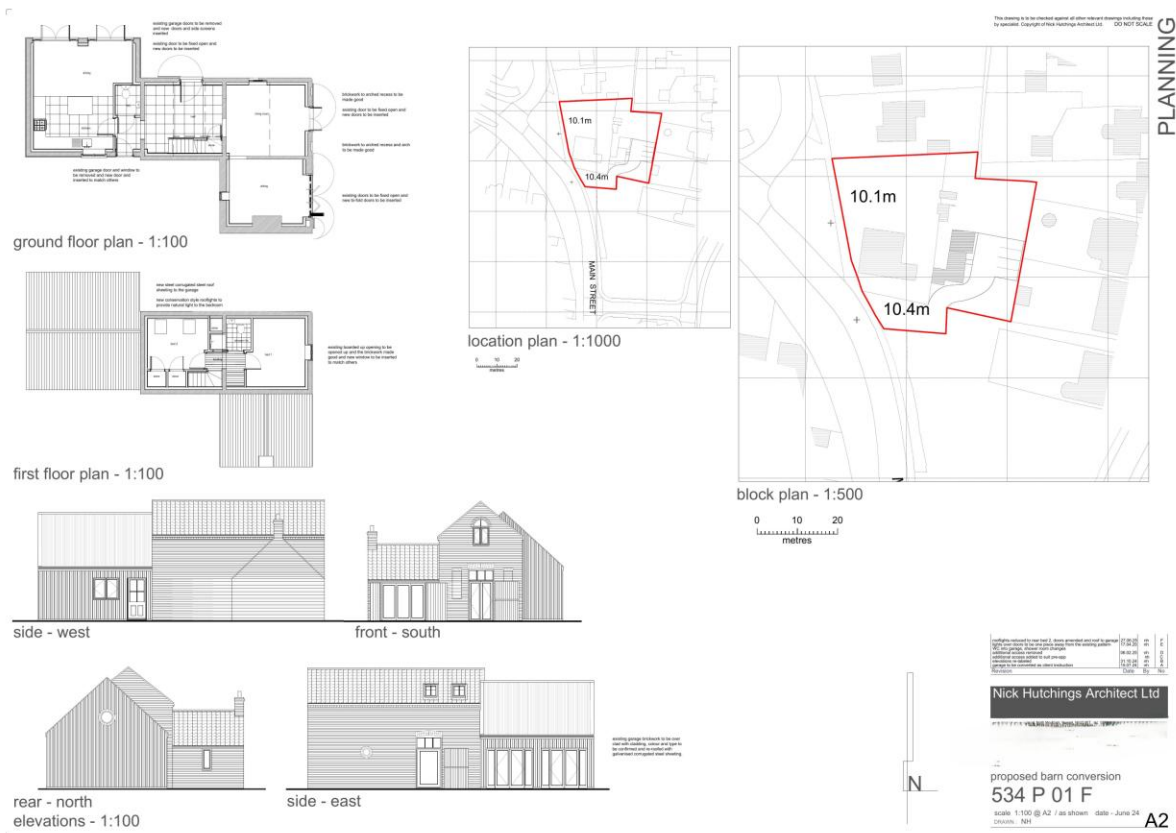
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Total area: approx. 231.7 sq. metres (2494.0 sq. feet)
The Shades, North Muskham



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