



**2 Grange Farm Mews, Main Street,  
South Muskham  
Newark, NG23 6EE**



Book a Viewing!

### **Offers In Excess Of £300,000**

We are delighted to offer to the open market this beautiful conversion, priced to sell and available with no onward chain. Sympathetically modernised yet rich in original charm, this Grade II listed home showcases beautifully preserved features, from the central fireplace and beamed ceilings to the original interior doors. Offering generously proportioned accommodation arranged over three floors, the property blends period character with contemporary living. The welcoming entrance hall includes a built-in cloaks cupboard and leads through to the stunning kitchen-diner, fitted with quality stone work surfaces and centred around a large island, ideal for both everyday dining and entertaining. The kitchen also incorporates a cosy snug with a log-burning stove, creating a warm and inviting space. Further ground floor accommodation includes a practical utility room with WC, a living room featuring an open fireplace, and a study. The first floor hosts two well-proportioned double bedrooms alongside a stylishly refitted contemporary shower room. The third bedroom occupies the top floor and benefits from a store room, which has potential for further developments if preferred (subject to any necessary permission). Outside, the property enjoys a charming, low-maintenance walled courtyard garden, together with a garage and off-road parking.

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#### **SERVICES**

Mains Electricity, water and drainage. Oil Central Heating.

#### **GRADE II LISTED PROPERTY**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

South Muskham is a charming Nottinghamshire village set in attractive countryside, just a short drive from the historic market town of Newark. The village offers a peaceful rural lifestyle while benefiting from a village shop with butchers, excellent transport links, including easy access to the A1 and fast rail services from Newark North Gate to London King's Cross. Ideal for those seeking village living with everyday amenities close by. The property is also within the catchment area of the primary school located in North Muskham.



## ACCOMMODATION

### ENTRANCE HALL

With wood flooring, column radiator, cloaks cupboard and doors to the kitchen diner and to the living room.

### LIVING ROOM

16' 8" x 13' 5" (5.08m x 4.09m) With French doors onto the rear garden, wood flooring, exposed beams, wall light points, radiator, open fireplace with wooden surround and doorway to study.

### STUDY

7' 9" x 5' 2" (2.36m x 1.57m) With window to the front elevation, wall light point, radiator and wood flooring.

### KITCHEN DINER

23' 9" x 19' 2" in to recess (7.24m x 5.84m) Fitted with a range of wall and base units with a work surface, incorporating an under-counter Butler style ceramic sink and stainless steel mixer tap, centre island with further storage with wooden work surface, incorporating a breakfast bar, Aga, fitted Bosch appliances: electric, oven, combination microwave oven and induction hob, integrated Bosch appliances: dishwasher, fridge and freezer, two drinks fridges, extractor, inset spotlights, exposed beams, wood flooring, radiator, built-in storage cupboard, wall light points, windows to front and rear elevations and a log burning stove, door to utility room with WC and stairs to first floor.



### UTILITY ROOM

WITH WC 8' 10" x 5' 8" (2.69m x 1.73m) Fitted with Shaker style base units with a work surface, incorporating a ceramic sink unit with a stainless steel mixer tap and under counter space for a washing machine, floor standing oil boiler, tiled floor, chrome heated towel rail, wall light point, exposed beams, low level WC, tiled splashbacks and window to the front elevation.



### FIRST FLOOR LANDING

With enclosed stairs to the second floor, door to landing with exposed beams, window to the rear, wall light points, radiator and doors to two bedrooms and shower room.

### MASTER BEDROOM

18' 1" x 15' 4" (5.51m x 4.67m) With window to the rear elevation, fitted with shutters, radiator, wall light points, exposed beams, fitted wardrobe and feature cast-iron fireplace with wooden surround on mantle.





### BEDROOM TWO

11' 10" x 10' 8" (3.61m x 3.25m) With window to the front elevation, radiator and exposed beams.

### SHOWER ROOM

6' 7" x 6' 5" (2.01m x 1.96m) Re-fitted with a contemporary suite, comprising a low level WC, wash hand basin and large walk-in shower with a mains fed rain head shower and attachment, tiled floor, tiled walls, heated towel rail and window to the rear elevation.

### SECOND FLOOR LANDING

With window to the side elevation, exposed beams, door to 16ft store room with radiator and door to bedroom three.



### BEDROOM THREE

15' 11" plus entrance recess x 14' 6" reduced head height, to the back of furniture (4.85m x 4.42m) With double glazed skylight window to the rear, vaulted ceiling with exposed beams, radiator, and a range of built-in units and wardrobe.

### OUTSIDE

To the rear there is a garage with parking in front and gated access to a rear walled courtyard style garden with borders for plants and shrubs, outside tap and access to the property.



### GARAGE

15' 9" x 10' 0" (4.8m x 3.05m) Having an up and over door, power and light.

#### 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](http://mundys.net)

#### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson 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 Calum 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 RCS 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

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

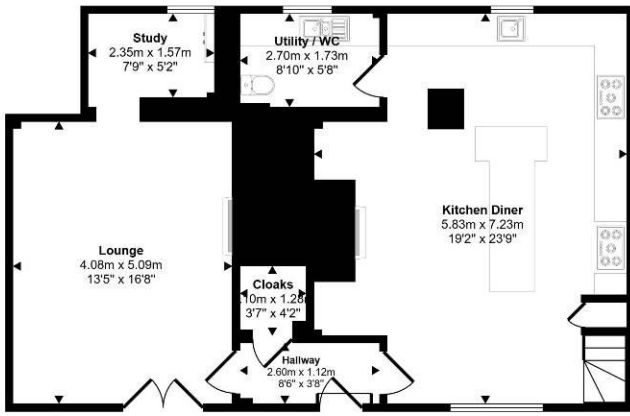
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.



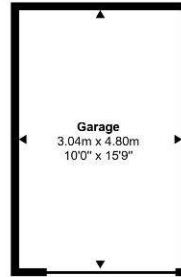
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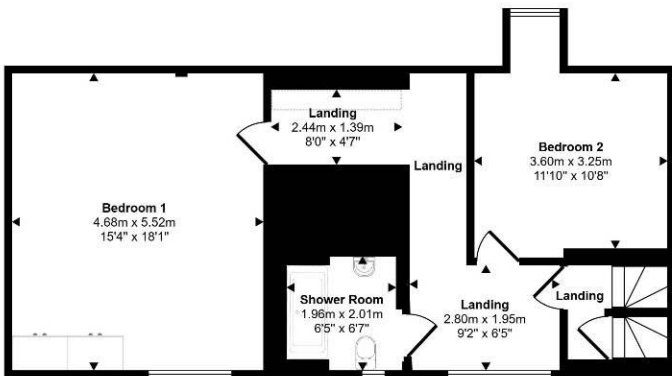
Approx Gross Internal Area  
217 sq m / 2333 sq ft



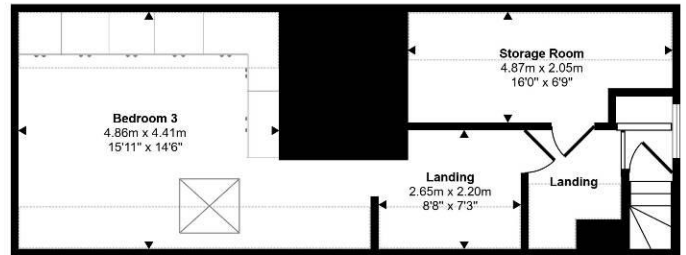
Ground Floor  
Approx 80 sq m / 860 sq ft




Garage  
Approx 15 sq m / 157 sq ft



First Floor  
Approx 68 sq m / 737 sq ft



Second Floor  
Approx 54 sq m / 579 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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