



3 Sedgwick House, Sedgwick

Asking Price £250,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk







ACCOMMODATION

3 Sedgwick House is a unique and splendid ground floor apartment forming part of this stunning Grade II listed country residence and being located in the village of Sedgwick to the south of Kendal offering convenient access to the market town as well as the M6 motorway and mainline railway station at Oxenholme together with the Lake District National Park.

Sedgwick House was converted into nineteen luxury apartments in 1989 with the estate extending to approximately 7 acres of beautiful landscaped gardens with views across the picturesque village cricket club. The development has extensive range of leisure facilities exclusive to the residents including a heated indoor swimming pool in a Victorian style conservatory, solarium, sauna, gymnasium, tennis court and croquet lawn together with fishing rights on the nearby River Kent.

The property has a plethora of traditional features including original doors, stone mullion windows, cornicing, ornate ceilings and mouldings and deep skirting boards. The well proportioned accommodation briefly comprises entrance hall, impressive sitting room with period fireplace, fitted kitchen, one double bedroom with mezzanine level and modern shower room.

The communal grounds extend to approximately 7 acres and there is ample off road parking. In all the property would be ideal for a range of purchasers including those looking for permanent or second home and is offered for sale with no upper chain.

ENTRANCE HALL

10' 5" x 6' 0" (3.20m x 1.83m)
door, radiator, door entry telephone, coving.

SITTING ROOM

26' 8" x 19' 9" (8.14m x 6.03m)
Double glazed sash bay window with window seat, double glazed sash window, three radiators, feature fireplace.

KITCHEN

20' 8" x 7' 5" (6.30m x 2.27m)
Double glazed sash window, two radiators, excellent range of base and wall units, two bowl sink with waste disposal unit, electric oven, electric hob with extractor/hob over, integrated dishwasher, fridge, freezer, washer dryer, tiled splashbacks, pelmet lighting.

BEDROOM

13' 4" x 10' 5" (4.08m x 3.19m)
Double glazed sash window, radiator, understairs cupboard.

MEZZANINE LEVEL

10' 5" x 6' 5" (3.20m x 1.96m)

SHOWER ROOM

7' 8" x 4' 4" (2.36m x 1.34m)
Three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity, walk in shower cubicle with thermostatic shower, towel radiator, shaver point, recessed spotlights, extractor fan.





OUTSIDE

This Grade II Listed Building situated in extensive grounds enjoys landscaped gardens with ample parking, a private tennis court and croquet lawn. Sedgwick House also has a range of leisure facilities exclusive to the residents which includes sauna, solarium and fitness room and a swimming pool in a Victorian style conservatory.

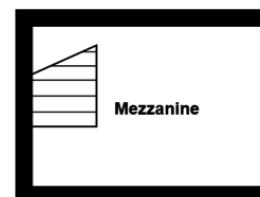
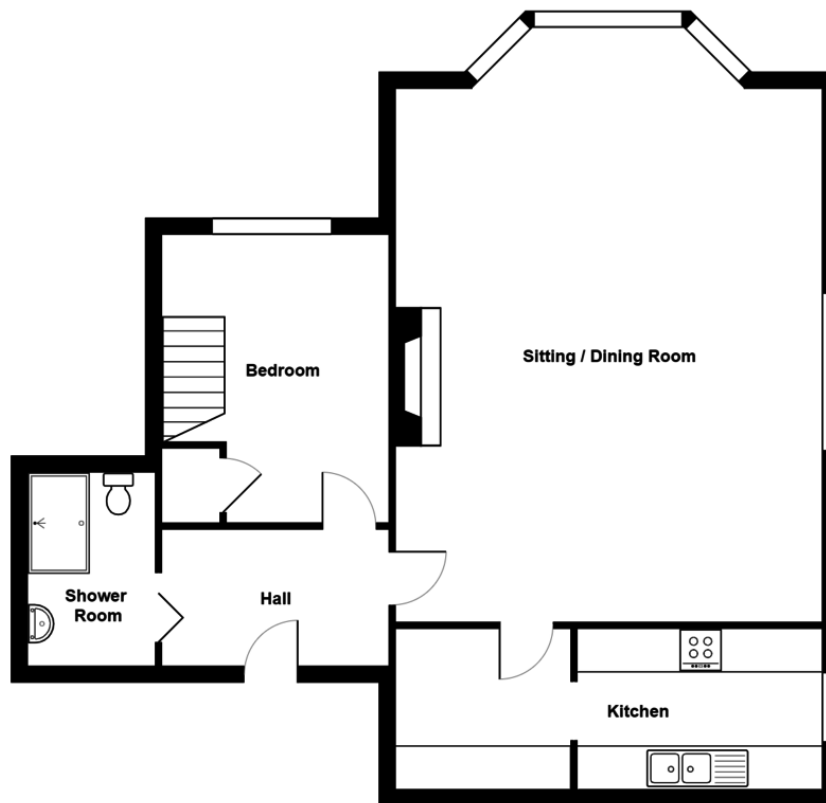
COUNCIL TAX BANDING

Currently Band D - as shown on the Valuation Office website.

SERVICES

Mains electricity, mains water, mains drainage, a central gas boiler services the whole property and residents pay a share of the running cost.





Flat 3 Sedgwick House, Sedgwick
Total Area: 94.2 m² ... 1014 ft²
 For illustrative purposes only - not to scale.
 The position and size of features are approximate only.
 © North West Inspector.

Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	63 D
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From J36 on M6 follow signposts to Kendal take the next turning signposted Barrow Windermere. At roundabout take the turning for Sedgwick. As you enter the village large listed building with major grounds on right hand side.

WHAT3WORDS

ventures.steadier.trade

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Your Local Estate Agents Thomson Hayton Winkley



Kendal Office
 112 Stricklandgate
 Kendal
 T. 01539 815700
 E.kendal@thwestestateagents.co.uk

Windermere Office
 25b Crescent Road
 Windermere
 T. 015394 47825
 E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
 Palace Buildings
 Grange-over-Sands
 T. 015395 33335
 E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
 29 Main Street
 Kirkby Lonsdale
 T. 015242 71999
 E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



THW Estate Agents
 Best Small Agency in North West
 Gold Sales | Gold Listings

