



**HACKNEY
& LEIGH**
Sales

Sedgwick House, Sedgwick

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£225,000

16 Sedgwick House
Sedgwick
Kendal
Cumbria
LA8 0JX

Victorian grandeur at its very best - this first floor apartment has been created in one of South Lakeland's most impressive Victorian country mansions that is Sedgwick House. The layout enjoys an attractive living room and fitted dining kitchen, master bedroom with ensuite bathroom, shower room and a galleried study/occasional bedroom for guests.

Set in extensive grounds with first class leisure facilities that include tennis, indoor swimming pool, sauna, gym, pool table, table tennis and solarium and fishing rights on the Kent. This is a very special home for permanent living or just occasional enjoyment. (M6 just 10 minutes away as the mainline railway station at Oxenholme). The parkland setting adjoins the village cricket ground and yet the M6 and Kendal are but a few minutes drive away.



The great hall and staircase



Living Room

Description: Apartment 16 is a first-floor apartment that has been created within the Grade II Listed Building of "Sedgwick House" making an ideal home for permanent living or holiday enjoyment. The layout is easy to manage with a private entrance hall, shower room, living room and a fitted and equipped dining kitchen, a master bedroom with en-suite bathroom, and a galleried occasional bedroom/study area. As well as the leisure facilities each owner also have the use of the garden room with is situated on the first floor. Viewing highly recommended.

Sedgwick House stands magnificently in the South Lakeland countryside. Originally designed by Paley & Austin architects of Lancaster for the Wakefield family the house was converted into nineteen apartments in 1989. Designed for a quality-of-life style Sedgwick House has an exclusive Recreational Centre that includes a Victorian style conservatory which houses a heated swimming pool, a fitness suite with sauna and solarium and for those who like the fresh air a tennis court and fishing on the nearby picturesque River Kent.

Location: Sedgwick House is situated in the popular Village of Sedgwick to the South of the Market Town of Kendal offering good local and National Communications with the mainline Railway Station at Oxenholme only a short drive away. To reach the property leave the M6 at Junction 36 and take the A591 marked South Lakes. Continue for approximately 3 miles and take the slip road marked Barrow, Milnthorpe, Levens and Sedgwick. Sedgwick Village is the third exit off the roundabout. Continue into the village and Sedgwick House is on the right after the village sign.



Dining Kitchen



Dining Kitchen



Dining Kitchen



Living Room



Living Room

(Accommodation with approximate dimensions)

Ground Floor

The Great Hall with oak panelling and unique Hammer-beam Roof. Splendid staircase leading to the first floor.



Living Room

First Floor Landing

Private Entrance Hall with two wall light points and down lights. Radiator and open staircase to gallery with storage cupboard under. Telephone entry system and open staircase to gallery.

Living Room 18' x 13' 1" (5.49m x 3.99m) a pleasant room with arched window and feature fireplace with polished hearth, two arched alcoves and original plaster cornicing. Two radiators and 7 wall light points, TV aerial and telephone points.



Bedroom 1 with ensuite

Dining Kitchen 14' 10 max" x 12' 7 max" (4.52m x 3.84m) with two sash windows, telephone point, down lights and radiator. Fitted with a range of wall and base units incorporating glazed display cabinets. Complementary tiled worksurfaces with inset bowl and half stainless steel sink and mixer tap, part tiled walls. Kitchen appliances include; built in oven and grill, four ring halogen hob with cooker hood over, integrated dishwasher, fridge and freezer.

Master Bedroom 14' 5" x 12' (4.39m x 3.66m) sash window, two wall light points, TV aerial point and two radiators. Two fitted double wardrobes and dressing table.

En-suite Bathroom - with panelled walls, down lights, shaver point and extractor fan. A three piece suite comprises; panel bath with shower mixer taps and screen, pedestal wash hand basin and WC.



Bedroom 1 with ensuite



Shower Room

Shower Room tiled walls and a three piece suite comprising; shower cubicle with Aqualisa shower, pedestal wash hand basin and WC. Heated towel rail, shaver point, extractor fan and down lights.

Gallery Occasional Bedroom/Study 14' 4 max" x 13' 6 max" (4.37m x 4.11m) with limited head height. Built in drawers and shelving. Velux roof light, wall light and access to useful roof space.

Outside: This Grade II Listed Building situated in extensive grounds enjoys landscaped gardens and 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.

Residents are also entitled to Fishing Rights on the nearby River Kent.

Leasehold held on the balance of a 999 year lease from 1989, with the Freehold belonging to the Sedgwick House Management Company (1993) Ltd with the owners being shareholders in that company.

The current service charge is approximately £380.00 per month. This is apportioned with an amount being paid into a central fund to cover maintenance, management, cleaning and decorating of common parts, ground rent, insurance, pool and leisure facility maintenance and gardening, water rates and with the remainder being apportioned for the heating of communal areas in the house and the apartment itself.



Gallery/Occasional Bedroom



Gallery/Occasional Bedroom



The great hall and staircase



Swimming Pool



Note: There is an expected service charge increase for 2021/2022 of £50 due to the recent increase of gas prices.

Services: mains electricity, mains water and mains drainage are connected.

A central gas boiler services the whole property and residents pay a 1/19 share of the running cost (does not heat the hot water).

Council Tax South Lakeland District Council - Band D

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Sedgwick, Kendal, LA8

Approximate Area = 956 sq ft / 88.8 sq m (excludes void)

Limited Use Area(s) = 251 sq ft / 23.3 sq m

Total = 1207 sq ft / 112.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021.
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