



Sedgwick

£210,000

10 Sedgwick House
Sedgwick
Kendal
Cumbria
LA8 0JX

Victorian grandeur at its very best - this simply splendid ground floor apartment has been created in one of South Lakeland's most impressive Victorian country mansions that is Sedgwick House. The current owner has with impeccable taste and attention to detail created a flexible interior that blends period features with 21st century contemporary living. The layout enjoys open plan living space with dining area and excellent kitchen, the bathroom is perfect and the double bedroom is complemented by the 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). The parkland setting adjoins the village cricket ground and yet the M6 and Kendal are but a few minutes drive away.

Property Ref: K6105





Splendid Open Plan Living Room



Private Entrance Hall



Splendid Open Plan Living Room

Description A most attractive ground floor apartment created within the Grade II Listed Building of "Sedgwick House" and being offered for sale in Show Home condition. The apartment has recently undergone a programme of improvements creating contemporary modern living that is ideal for permanent or holiday enjoyment. The large open plan living room with dining area and fitted kitchen together with the splendid bathroom, the good double bedroom and study/occasional bedroom complete the picture. The leisure facilities include tennis, indoor swimming pool, sauna, gym, pool table, table tennis and solarium and the parkland setting adjoins the village cricket ground and yet the M6 motorway and Kendal are but a few minutes drive away.

Note: All the furniture is available by negotiation.

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 connections. 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.

Note: A Local Farm Shop which is open seven days a week and popular country pub are within easy walking distance or just a short drive away.



Fitted Kitchen

Accommodation (with approximate dimensions)

Private Entrance Hall warm and welcoming with the original butlers pantry comprising fitted shelving, cupboards and drawer fitments. Two wall lights and down lights, radiator and telephone entry system. Access to roof space.

Splendid Open Plan Living Room 18' 0" x 12' 6" (5.49m x 3.81m) a stunning room with original sash window to the front. Modern contemporary fireplace with polished hearth, cast iron inset and electric fire. Three wall light points, two radiators one being a modern contemporary vertical radiator. Open to:

Dining Area and Fitted Kitchen 18' 0" x 9' 3" (5.49m x 2.82m) overlooking the front with original sash windows with electric opener for ease. Fitted with a range of bespoke painted wall and base cupboards including spice drawers and plate rail. Complementary tiled work surfaces incorporating a one and half bowl sink unit with mixer tap. Kitchen appliances include; a range style cooker with tiled splash back and extractor over, integrated fridge and freezer and space for a washing machine. Splendid high level original sandstone display mantle, co-ordinating part tiled walls and attractive timber flooring and three wall lights.

Master Bedroom 13' 1" x 10' 8" (3.99m x 3.25m) a substantial double bedroom with original sash window to the front, built in wardrobe with part glazed doors and useful store cupboard with down lights and rail. Radiator.



Dining Area



Dining area and Fitted Kitchen



Master Bedroom



Study/Occasional Bedroom



Master Bedroom

Study/Occasional Bedroom 7' 5" x 7' 2" (2.26m x 2.18m) with down lights and feature glass brick insets for light.

Bathroom with complementary part tiled walls and a modern contemporary white three piece suite comprising; Jacuzzi bath, vanity unit with wash hand basin and WC. Vertical towel radiator, down lights and two wall mirrors.

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.

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

Tenure Leasehold for the balance of a period of 999 years, with the Freehold belonging to the Management Company with the owners being shareholders in that Company.

The current service charge is approximately £360.00 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.



Splendid Open Plan Living Room



Dining Area



Modern Contemporary Bathroom



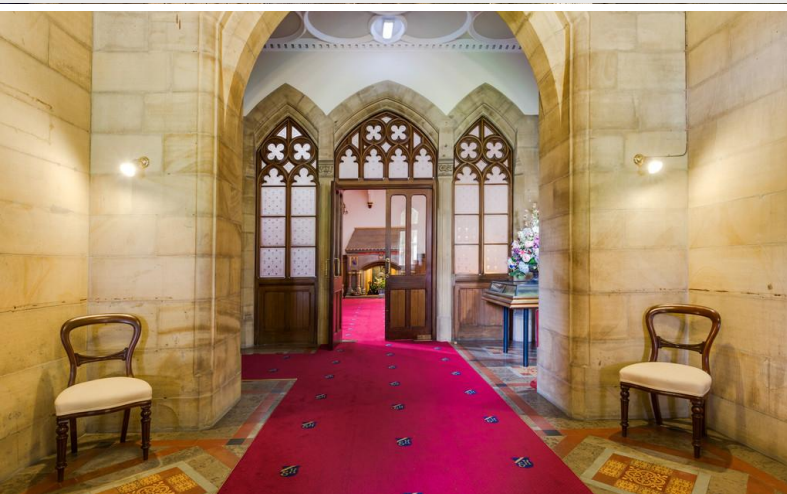
Services Mains electricity, mains water and mains drainage are connected.

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 E

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.



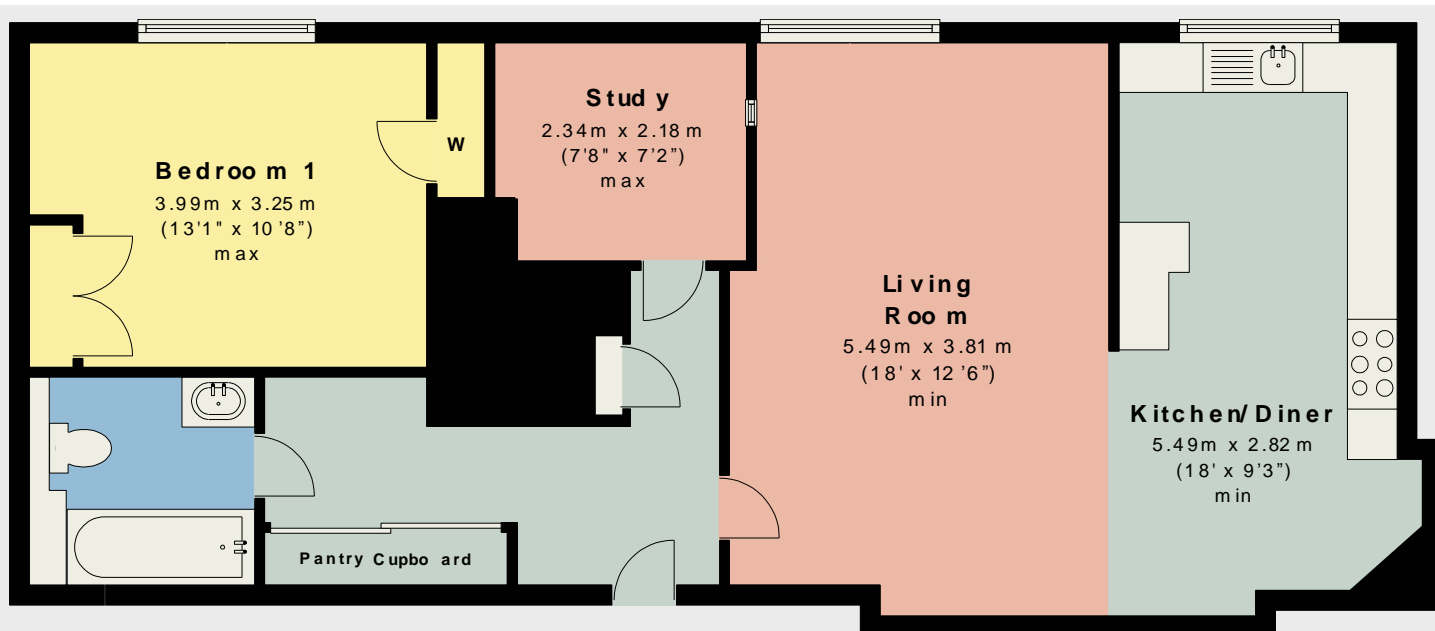
The Main Entrance leading to the grand hall

For a Viewing Call 01539 729711



The Grand Hall





Total area: approx. 76.47 sq. metres (825.0 sq. feet)

For illustrative purposes only. Not to scale. REF: K6105

A thought from the owners...Living at Sedgwick House is a magical experience. The setting and grounds are stunning, totally amazing and very special.

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