

3 SEDGWICK HOUSE

£295,000

Sedgwick, LA8 0JX

Set within stunning gardens and grounds, a one bedroom ground floor apartment within this impressive Grade II Listed former gentleman's residence.

Built in 1868 and converted into apartments in 1989, there are splendid original features at every turn. Accessed via the communal entrance and grand double height staircase halls, No. 3 has a dual aspect drawing room, galley kitchen, double bedroom with mezzanine and a shower room. There is shared use of the Victorian style orangery housing a swimming pool, solarium and fitness room, as well as c. 7 acres (2.83 hectares) of delightful manicured gardens and grounds with tennis court and fishing rights on the River Kent. There is private and visitor parking.

Victorian grandeur, security and seclusion in an accessible and scenically beautiful location, highly accessible for the Lakes and Dales, road and rail links.





Communal staircase hall

Welcome to 3 SEDGWICK HOUSE

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Sedgwick is a small, picturesque village in South Lakeland, lying c. 4 miles south of Kendal, with a thriving village hall, the venue for local groups and an active Cricket Club who play at the immensely scenic cricket ground within the grounds of Sedgwick House.

Well renowned Low Sizergh Barn Farm shop and cafe as well as the Strickland Arms are both within walking distance with the National Trust's Sizergh Castle and Levens Hall both with gardens, cafe and shop are also close at hand.

The historic market town of **Kendal** known as 'The gateway to the Lake District' and the Georgian city of **Lancaster** being 19.2 miles distant offer a wide range of educational, commercial and recreational facilities.

The **Lancaster Canal aqueduct** runs through the village and provides a level and scenic route for walking or running.

If your preference is to head to the hills, then you can also easily explore the Lake District and Yorkshire Dales National Parks; for the walkers, climbers, runners, cyclists, potholers amongst you, the National Parks offer everything and more. For a coastal walk head to Silverdale and Arnsdale National Landscape, formerly an AONB and Morecambe Bay Estuary.

Further afield

Getting about by car is easy, accessibility to the motorway network is excellent at J36 as well as onto the A6.

Letting the train take the strain - there are stations on the West Coast main line at Lancaster and Oxenholme 2.9 miles with trains to London Euston, Glasgow and Edinburgh. Historic Camforth train station (12.3 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

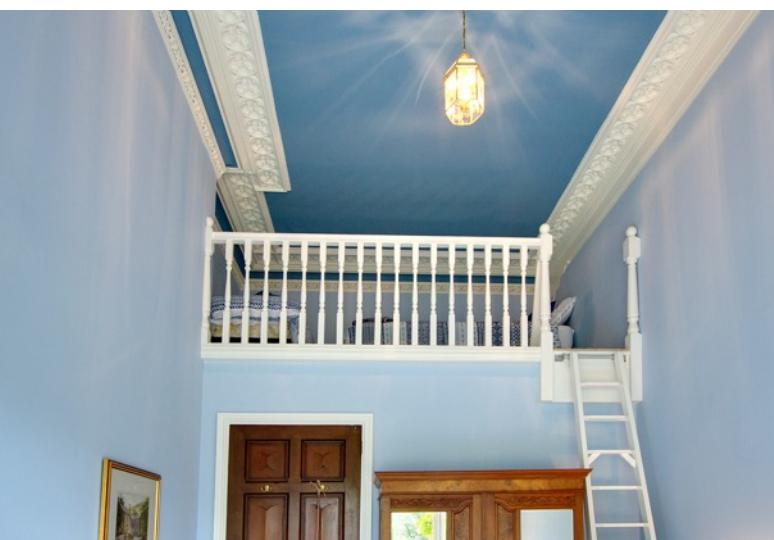
For travel by air, there is a choice of airports: Leeds Bradford (60.7 miles) Manchester (79.1 miles) and Liverpool (84.6 miles).

To find the property, leave the M6 at J36 and head north on the A591 towards South Lakes. Take the slip road signposted Barrow/Milnthorpe and take the third exit signposted Sedgwick. Follow the road round over the river bridge and up into the village. On entering the village, turn first right, through the gates and the visitor's parking is on the left hand side. Proceed on foot up the tree lined drive to the main entrance. No. 3 is the first on the right off the stunning shared staircase hall.

///what3words reference: sprinting.social.footballers will take you to the head of the drive.







Grade II Victorian splendour

Situated within c. 7 acres of stunning mature gardens and grounds in the heart of the picturesque South Lakes village of Sedgwick, 3 Sedgwick House is a ground floor one bedroom apartment within this magnificent Grade II Victorian former gentleman's residence.

Designed by Lancaster architects Paley and Austin, this was to be one of the earliest commissions of the partnership and was built in 1868 in Gothic Revival architectural style for William Henry Wakefield, the owner of a local gunpowder factory.

The Wakefield family vacated the property shortly before World War II and it was later used by Lancashire County Council as a school. The school closed in 1987, and the building has since been converted into residential accommodation.

There are period features at every turn; the listing details the 'entrance front has projected central four storey battlement tower flanked by dormers with stone turret. Porte-cochere in front with W (for Wakefield) on parapet.' There is a clock tower on the service wing with the ground floor windows having traceried heads and hood moulds with patterned stops, some with polished granite baluster mullions.

There is a magnificent double height hall with hammer beams roofs, staircase with opening string, decorative balusters and moulded handrail and a substantial stone and marble fireplace with a lintel bearing the inscription '*BE JUST AND FEAR NOT*'.

No. 3, with a gross internal measurement c. 1050 sq ft (97.6 sq m), is situated to the ground floor with tall windows which allows the natural light to flood in and frames the wonderful views. The apartment is also bursting with original features; York stone fireplace with decorative tiles and quarry tiled hearth, arched panelled doors, mullion sash windows with panelled reveals, decorative cornices, architraves and plasterwork to ceilings, deep skirtings and decorative marble and slate tiled floor in the breakfast kitchen.

Let us take you on a tour...

Come on in to the **entrance hall** with part decorative tiled floor, wood panelling to the walls, decorative plasterwork to the ceiling and sandstone gothic arches with etched glazed windows and double doors into the stunning **main hall**.

The apartment is the first on the right, through an arched door into a hall with phone entry system.

Off the hall is a contemporary three piece **shower room** with Spanish wall tiles and vanity wash basin.

The light and bright **double bedroom** with ladder access to a **galleried mezzanine**, enjoys lovely views across the terrace and gardens.

With grand proportions, the dual aspect **drawing room** has a large bay with window seat from which to enjoy the glorious grounds. The **galley kitchen** overlooks open fields and is fitted with a range of base and wall units with oak worktops and Italian wall tiles, induction hob, electric oven, integral dishwasher and under counter washer dryer, fridge and freezer. There is also a small seating area with decorative tiled floor.

Outside space

There is shared use of c. 7 acres (2.83 hectares) of beautiful **landscaped gardens and grounds** to enjoy, with manicured lawns, wide terraces with deep planted borders, croquet lawn, woodland, tennis court and fishing rights on the River Kent.

The **Victorian style orangery** houses a swimming pool and solarium. There are also cellar rooms with pool and table tennis tables, two gyms as well as showers and changing rooms.

There is a **private parking area** for residents and separate parking for visitors.

Services and specifications

- Mains electricity and drainage
- Mains gas and water with one meter for all apartments
- Gas central heating
- Immersion heater with night rate for hot water
- Open fire in the sitting room
- Double glazed windows
- Broadband connected





The finer details

Council Tax

3 Sedgwick House is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland and Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

- Included in the sale are fitted carpets, light fittings and white goods
- Available separately are curtains, blinds and curtain poles along with items of furniture
- The property is leasehold with the residents of each of the 19 apartments at Sedgwick House having an equal share in the freehold of the management company, Sedgwick House Management Company (1993) Ltd. 3 Sedgwick House is being sold on the balance of a 999 year lease from 29 July 1988 subject to a monthly charge of £618. This covers garden and ground maintenance, pool maintenance, communal lighting, gas, water and buildings insurance.
- A covenant restricts holiday lets
- Trees are protected with Tree Preservation Orders

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility Bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft

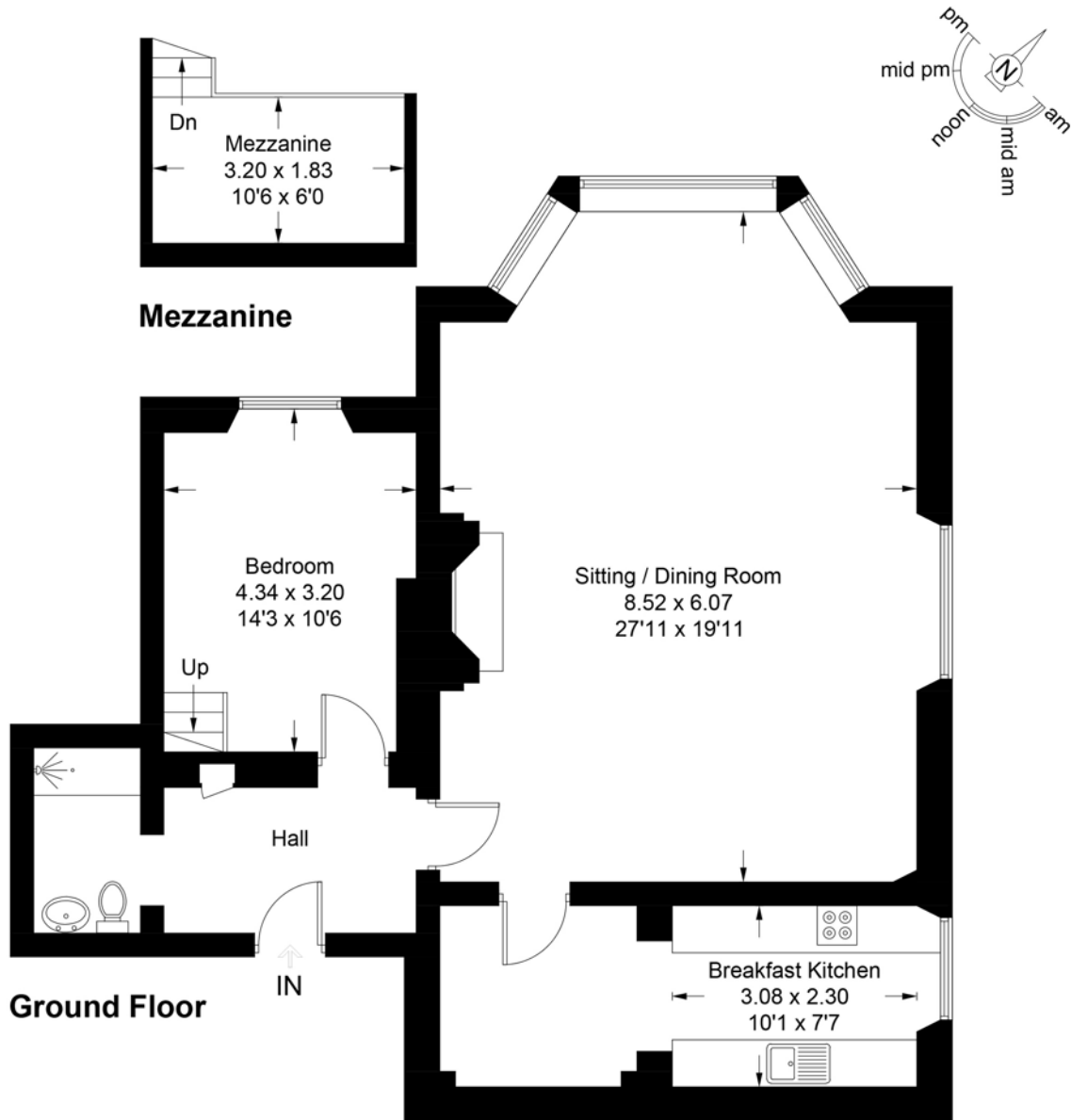


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1111622)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

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