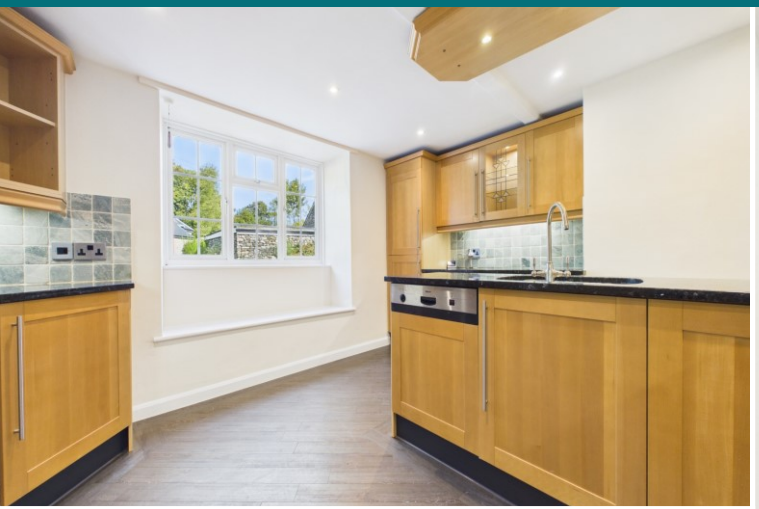
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# Pinewood Cottage – Sedgwick



# Pinewood Cottage – Sedgwick

## Freehold £360,000







## Features

- Charming semi-detached cottage
- Three bedrooms, plus a versatile fourth bedroom or home study
- Spacious living and dining area
- Well-appointed kitchen with useful adjoining utility room
- Enclosed rear courtyard garden with two substantial outbuildings for storage, hobbies or workshop use
- Offered With No Onward Chain

Pinewood Cottage is a charming semi-detached village home in Sedgwick, offering 3/4 bedrooms, generous living accommodation and plenty of character throughout, with a delightful garden and the benefit of no onward chain. A welcoming entrance porch leads into the characterful hallway and generous living accommodation. The dining area flows into the spacious living room, creating a sociable space for everyday living and entertaining, with rear garden views, exposed beams and a period fireplace. The well-appointed kitchen features a good range of wall and base units, contrasting work surfaces, tiled splashbacks, gas range cooker, integrated washing machine, under-counter fridge and a central island. The adjoining utility room provides useful storage, plumbing and direct garden access, with potential for a downstairs WC, subject to necessary works and consents. To the first floor are three generous double bedrooms and a versatile fourth bedroom. The principal bedroom benefits from windows to two elevations, while the second has fitted cupboards and the third overlooks the rear garden. The fourth bedroom, positioned to the front, features built-in storage and could also suit use as a study or home office. A spacious family bathroom completes the accommodation, fitted with a bath and overhead shower, WC and wash hand basin with vanity storage, together with a large window, tiled floor and heated towel rail. Externally, a stone wall to the front creates a characterful approach, with a pathway leading around the side to the enclosed rear courtyard garden. The private, practical space benefits from two generous outbuildings, ideal for storage, hobbies or workshop use.









GROUND FLOOR

Entrance Porch - A welcoming entrance porch providing a practical space to remove shoes and coats, with high ceilings and charming character windows adding to the appeal.

Hallway - Characterful hallway with a staircase leading to the first floor, providing access to the kitchen and living/dining room. Exposed beams add warmth and charm.

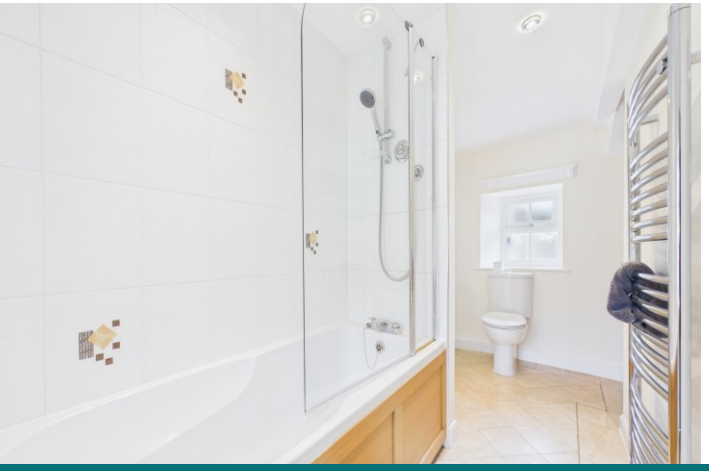
Dining Room - A lovely dining area with an open flow through to the living room, creating a sociable and inviting space for relaxed dining and entertaining with family and friends. Windows overlook the rear garden, while generous under-stairs storage adds useful practicality.

Living Room - Generous living space with exposed timber beams adding warmth and character, complemented by a beautiful period fireplace. Two windows provide plenty of natural light, while built-in shelving offers useful storage. The well-proportioned room provides an inviting setting for both relaxing and entertaining.

Kitchen - The kitchen offers a well-appointed and practical space, fitted with a good range of wall and base units, contrasting work surfaces and attractive tiled splashbacks. Features include an under-counter fridge, integrated washing machine and a gas range cooker with double oven and extractor hood. A central island provides additional preparation space while creating a sociable focal point for the room. The boiler is also housed within the kitchen.







Utility Room - The utility room is accessed from the kitchen, with plumbing in place and a door leading directly out to the garden. The space offers excellent potential to create a convenient downstairs WC, subject to any necessary works and consents, while also providing useful storage and practical utility space.

FIRST FLOOR

Landing - The first-floor landing providing access to the bedrooms and bathrooms, with a window and deep window seat creating a charming feature while allowing plenty of natural light into the space.

Bedroom One - A generously proportioned double bedroom with plenty of natural light from windows to two elevations. The spacious layout offers ample room for a range of bedroom furniture, while the neutral décor provides a versatile backdrop for personalisation.

Bedroom Two - Bedroom two is a bright double bedroom overlooking the front of the property, with a fitted cupboard providing useful storage. The room offers a good amount of space for bedroom furniture and a light, airy feel throughout.

Bedroom Three - Bedroom three is positioned at the rear of the property, with a large window overlooking the garden and bringing plenty of natural light into the room. A versatile space that would work equally well as a guest bedroom, home office or study.

Bedroom Four - This bedroom is positioned at the front of the property, offering a comfortable and well-proportioned space with a generous built-in storage cupboard. The room provides plenty of flexibility for furnishings and benefits from a bright and pleasant outlook.

Bathroom - A spacious family bathroom featuring a fitted suite comprising a bath with an overhead shower, WC and wash hand basin with useful vanity storage. A large window allows plenty of natural light, while the tiled floor and heated towel rail add practicality and comfort.

Externally - Externally, a stone wall to the front provides a characterful approach, with a pathway leading around to the side of the property and into the rear courtyard garden. The enclosed courtyard offers a private and practical outdoor space, with two generous outbuildings providing excellent potential for storage, hobbies or workshop use.

Useful Information

House built - c. 1850.

Tenure - Freehold.

Council tax band - D (Westmorland and Furness Council).

Heating - Gas central heating.

Drainage - Mains.

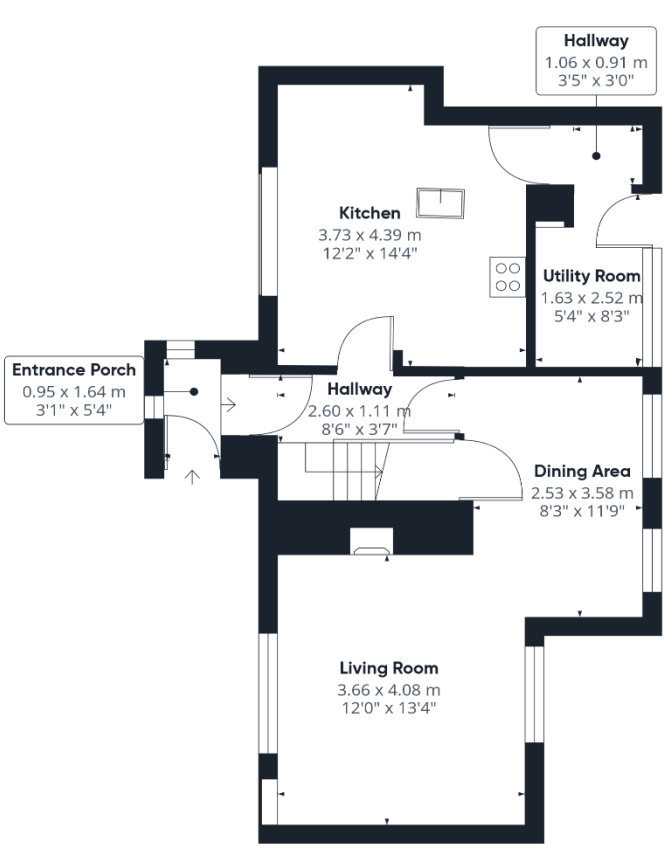
Flying freehold with neighbouring property, neighbour has right of way to access their property at the rear.

Roof fully replaced in 2022.

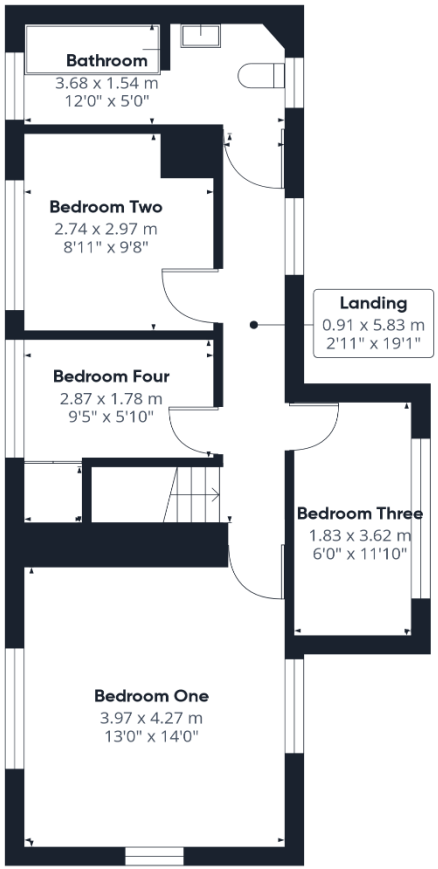
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# Pinewood Cottage – Sedgwick




**Ground Floor** Building 1




**Floor 1** Building 1




**Approximate total area**(1)

100.2 m²

1079 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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