

## Sedgwick

**£650,000**

Top O'th Hill, Wellheads Lane, Sedgwick, Kendal, LA8 0JS

Situated within a quiet development on the fringe of Sedgwick village, Top o'th Hill is a charming semi-detached home set in a peaceful rural location and surrounded by generous gardens. The property also benefits from a substantial detached wood store which has planning permission in place for conversion into a three-bedroom bungalow, presenting a fantastic development opportunity. Offering a wealth of period character, the main house provides an exciting opportunity for new owners to modernise and create a home tailored to their own tastes and requirements. The location combines tranquil countryside living with excellent accessibility, being within easy reach of the Lake District National Park and the bustling market town of Kendal.

The centre of the village is just a short walk away, along with the popular cricket club set within the grounds of Sedgwick House. The area is ideal for a variety of buyers, whether commuting, working from home, enjoying leisure pursuits or seeking a peaceful retirement setting. The property is conveniently located approximately 5 miles from Junction 36 of the M6 and offers easy access to Oxenholme Lake District railway station, as well as local amenities including Kendal Leisure Centre, Westmorland General Hospital, supermarkets, schools and healthcare facilities.

### Quick Overview

- Semi-detached period property
- Quiet village location
- Generous plot with mature gardens
- Four double bedrooms
- Two reception rooms plus garden room
- Kitchen with integrated appliances
- Planning permission for three-bedroom bungalow conversion
- Easy access to M6 (J36) for commuting
- No upward chain
- Superfast Broadband Speed\*



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Superfast



Off road parking

Property Reference: K7264



Fireplace



Downstairs WC and utility area



Sitting room



Garden Room

Internally, the property opens into an entrance porch with a useful bench and space for coats and shoes, leading into the living room. The living room enjoys a front aspect and features a characterful stone fireplace with open fire, along with a useful storage cupboard and access to both the kitchen and a second reception room. The second reception room also benefits from a front aspect, a feature fireplace and built-in storage.

The kitchen is fitted with a range of wall and base units with complementary work surfaces and part tiled walls. Integrated appliances include a double Lamona oven, Neff four-ring induction hob with concealed extractor, Lamona dishwasher and fridge/freezer. The kitchen also provides access to the first floor, a utility area with plumbing for a washing machine, and a ground floor WC.

A few steps lead down to the garden room, a bright and versatile additional reception space with views across the rear garden and patio doors opening onto a balcony. From here, there is access to bedroom four, a double room overlooking the garden, complete with an en-suite bathroom featuring a panel bath, corner shower cubicle, WC and wash hand basin.

To the first floor, the landing provides access to the loft space and a storage cupboard housing the hot water cylinder and boiler. There are three further double bedrooms. Bedroom one enjoys a front aspect, bedroom two benefits from a side aspect with Velux roof light and under eaves storage, and bedroom three also enjoys a front aspect. The shower room is fitted with a shower cubicle, vanity unit with wash hand basin and WC, complemented by part tiled walls and a heated towel rail.

Externally, the property continues to impress with a glass-fronted balcony overlooking the rear garden. The garden itself is a generous and established orchard, well stocked with mature apple trees alongside a variety of shrubs and planting, creating a beautiful and productive outdoor space. The property also benefits from a detached double garage, with additional planning permission in place for a further detached garage.

In addition, the substantial wood store located within the grounds has planning permission granted for conversion into a three-bedroom bungalow, offering excellent potential for further development or multi-generational living.

Offered with no upward chain, this delightful period property offers fantastic potential in a sought-after village setting. Early viewing is highly recommended to fully appreciate all that it has to offer.



Kitchen



Living Room



Bedroom four



Ensuite Bathroom



Bedroom two



Bedroom three

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Living Room

12' 10" x 13' 3" (3.93m x 4.06m)

Sitting Room

11' 0" x 13' 7" (3.36m x 4.16m)

Kitchen

9' 8" x 12' 2" (2.96m x 3.73m)

Utility area

Downstairs WC

Garden Room

13' 1" x 8' 3" (4.01m x 2.53m)

Bedroom Four

15' 1" x 8' 8" (4.60m x 2.66m)

Ensuite Bathroom

First Floor

Landing

Bedroom One

14' 9" x 8' 5" (4.50m x 2.58m)

Bedroom Two

9' 7" x 13' 7" (2.94m x 4.16m)

Bedroom Three

11' 6" x 12' 1" (3.52m x 3.69m)

Shower Room

Parking: Off road parking.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band D.

Services: Mains gas, mains water, mains electricity and mains drainage.

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

What3Words & Directions: [///hatch.frosted.crows](https://www.what3words.com/hatch.frosted.crows)

Take the A65 Burton Road south out of Kendal. At the Romney Road roundabout, follow signs for Natland and Sedgwick and continue through Natland into Sedgwick. On reaching the village, take the second left onto Wellheads Lane. Follow the lane uphill and take the first right. Continue down the lane, passing the barns on the left and Top O'th Hill can be found towards the bottom of the lane as it bears right.

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom one



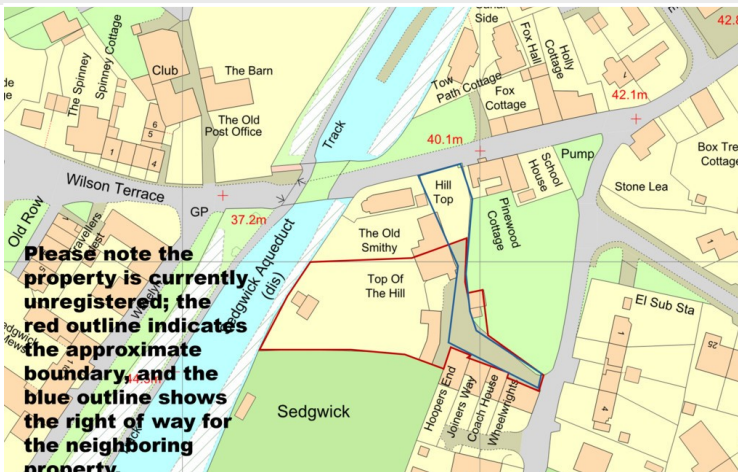
Shower Room



Rear elevation



Garden



OS MAP

**Anti Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

**Agent Note:** We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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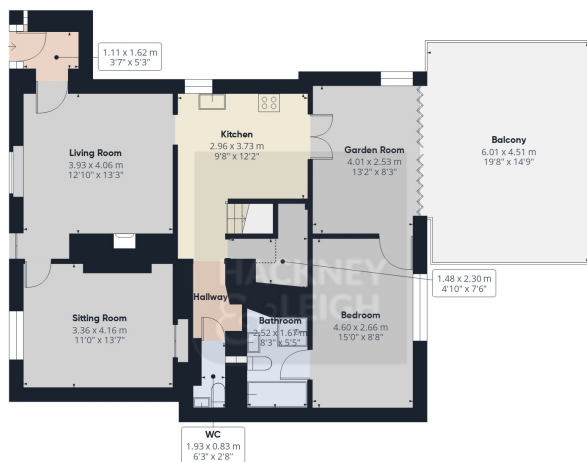


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Floor 0

Approximate total area<sup>m</sup>

129.2 m<sup>2</sup>

1391 ft<sup>2</sup>

Balconies and terraces

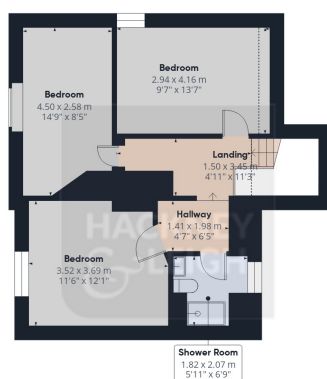
26.9 m<sup>2</sup>

290 ft<sup>2</sup>

Reduced headroom

3.4 m<sup>2</sup>

37 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



A thought from the owners...

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