



Firbank, Sedgwick
£600,000



Firbank

Sedgwick

Nestled in the picturesque and sought-after village of Sedgwick, this beautifully presented three-bedroom detached bungalow offers spacious, versatile accommodation together with extensive private gardens. Extensively renovated and modernised by the current owners, the property combines the character and space of an established home with the comfort and practicality of contemporary living.

At the heart of the home is a spacious and inviting sitting room, with ample room for both relaxing and entertaining. A log burner provides a cosy focal point, while direct access to the garden connects the living space beautifully with the outdoors.

Leading from the sitting room is the open-plan kitchen and dining area, offering generous storage and worktop space alongside plenty of room for family dining and entertaining.

All three bedrooms are generous doubles, providing flexible accommodation for family life, guests or home working. The property also benefits from two bathrooms, each fitted with a three-piece suite. A separate utility room provides valuable additional practicality, with access to a useful store room and the gardens.

The property has undergone an extensive programme of renovation and modernisation by the current owners, creating a home that is ready to move straight into. Improvements include full rewiring, a new roof, new windows and doors, a new boiler and underfloor heating throughout. The former garage has also been thoughtfully converted to provide an additional bathroom and utility room, adding useful and practical living space, while generous loft space provides further storage.

The gardens are a particular highlight of the property, wrapping around the bungalow and creating a wonderful sense of space, privacy and tranquillity. Beautifully maintained, they feature established trees and hedges, colourful planted beds, an established vegetable plot and well-kept lawns. A paved patio provides an ideal spot for outdoor dining and entertaining, while the fully enclosed grounds are particularly well suited to family life.

To the front, ample driveway parking provides plenty of space for residents and visitors.

Sedgwick is a picturesque and welcoming village, ideally positioned for both countryside and convenience. Nearby attractions and amenities include Sizergh Castle and Sizergh Farm Shop, while the village cricket club adds to the sense of local community. Kendal is within easy reach for a wider range of shops, schools and services, and the property is conveniently placed for exploring the Lake District National Park and accessing the M6.

- Beautifully renovated and modernised three-bedroom detached bungalow
- Desirable village location in Sedgwick
- Spacious sitting room with log burner and direct garden access
- Separate utility room with access to the store room and gardens
- Open-plan kitchen and dining area with generous storage and worktop space
- Underfloor heating throughout, alongside extensive improvements including new roof, boiler, windows, doors and full rewiring
- Three generous double bedrooms
- Beautiful, fully enclosed wraparound gardens with established planting, vegetable plot and patio
- Two bathrooms plus separate utility room and useful store room
- Ample driveway parking





ENTRANCE HALL

10' 11" x 5' 2" (3.34m x 1.58m)

SITTING ROOM

24' 3" x 21' 8" (7.40m x 6.61m)

KITCHEN

24' 3" x 8' 4" (7.40m x 2.55m)

HALLWAY

9' 10" x 6' 0" (2.99m x 1.84m)

BEDROOM

12' 10" x 10' 10" (3.90m x 3.31m)

BEDROOM

9' 10" x 9' 7" (3.00m x 2.91m)

BEDROOM

10' 10" x 8' 7" (3.30m x 2.61m)

BATHROOM

9' 9" x 5' 4" (2.96m x 1.63m)

BATHROOM

8' 3" x 4' 0" (2.52m x 1.22m)

UTILITY ROOM

9' 3" x 7' 2" (2.81m x 2.19m)

STORE ROOM

18' 2" x 6' 5" (5.53m x 1.96m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND: E

TENURE:FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







Approximate total area⁽¹⁾

1245 ft²

115.4 m²

(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.

GIRAFFE360



THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.