



3 Castle View, Sedgwick

£425,000





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Located within the popular village of Sedgwick to the south of Kendal, Sedgwick is conveniently placed for the market town of Kendal and is within easy reach of the mainline railway station at Oxenholme, the Lake District National Park and the M6. The area provides an idyllic countryside location while still being handy to nearby amenities. The village is known for its peaceful rural setting, historic character, and strong sense of community. This impressive detached house offers spacious and versatile living, perfectly designed for comfortable family life and entertaining. The property features four well-proportioned bedrooms, each benefitting from large windows that flood the rooms with natural light and provide picturesque views of the surrounding countryside. The inviting reception rooms include a cosy living area with a charming fireplace, built-in shelving, and wood panelling, creating a warm, homely atmosphere ideal for relaxation or gatherings. The kitchen is a standout feature, boasting rustic wooden cabinetry, expansive countertops, and built-in shelving for ample storage. Large windows throughout the kitchen and dining areas ensure the spaces are bright and welcoming, while also offering scenic vistas. A family bathroom features a functional layout, decorative tilework, and a large window for a light and airy feel. There is ample storage in this property and lots of potential.

This home truly excels with its exceptional outdoor spaces. The beautifully landscaped garden is expansive and well-maintained, featuring mature trees, lush lawns, and vibrant flower beds, creating a serene and private setting ideal for families and nature lovers alike. Multiple patio and decked areas, including an elevated terrace and spacious balcony, offer perfect spots for outdoor entertaining, alfresco dining, or simply enjoying the stunning panoramic countryside views. The private driveway provides ample off-road parking, complemented by a spacious garage for added convenience and security. This detached house offers a unique opportunity for peaceful rural living without compromise on comfort and practicality.

◆◆ Enhanced

- A substantial detached property with lots of potential
- A well proportioned kitchen offering ample workspace and storage
- A spacious lounge providing a comfortable and inviting living area with elevated balcony to take in the scenic countryside views
- Four generously sized bedrooms offering flexible family accommodation
- Ground floor reception room which could be additional bedroom or office.
- Panoramic countryside views
- Spacious work shop with undercroft and store rooms creating ample storage
- Private driveway with off-road parking
- Attractive and well presented gardens to the front, providing a pleasant outdoor setting
- A desirable location within Sedgwick, offering a peaceful setting with convenient access to nearby Kendal

DIRECTIONS

From the Brettargh Holt roundabout on the A591 follow the road to Sedgwick turning left over the bridge and continuing alongside the river and up the hill. Upon entering the village pass under the canal bridge and take the second right turn signposted Crosscrake and Endmoor then proceed to take the second right turn in to Castle View to find number 3 located on the left.

WHAT3WORDS: typed.spoon.sisters

Council Tax band: E

Tenure: Freehold

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.





ENTRY

3' 2" x 5' 1" (0.96m x 1.55m)

LIVING ROOM

16' 3" x 12' 1" (4.96m x 3.69m)

KITCHEN

17' 7" x 13' 3" (5.37m x 4.04m)

HALLWAY

13' 2" x 2' 9" (4.02m x 0.83m)

BEDROOM

11' 0" x 10' 8" (3.35m x 3.26m)

BATHROOM

9' 0" x 6' 6" (2.74m x 1.98m)

BEDROOM

8' 11" x 6' 4" (2.72m x 1.92m)

BEDROOM

11' 11" x 9' 4" (3.64m x 2.85m)

LANDING

5' 9" x 5' 5" (1.75m x 1.66m)

BEDROOM

13' 9" x 10' 6" (4.18m x 3.20m)

HALLWAY

5' 10" x 13' 9" (1.77m x 4.19m)

OFFICE/BEDROOM

10' 3" x 13' 8" (3.12m x 4.16m)

UNDERCROFT

10' 11" x 9' 3" (3.32m x 2.83m)

STORE ROOM

6' 6" x 12' 2" (1.99m x 3.71m)

STORE ROOM

12' 7" x 5' 0" (3.84m x 1.53m)



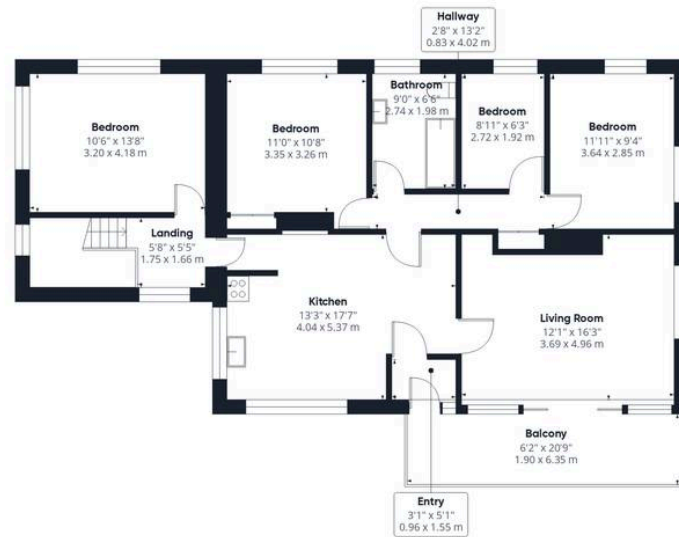








Ground Floor



Floor 1



Approximate total area⁽¹⁾

1646 ft²
152.9 m²

Balconies and terraces

130 ft²
12.1 m²

Reduced headroom

10 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360

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