



Sedgwick House

Sedgwick, LA8 0JX

£285,000

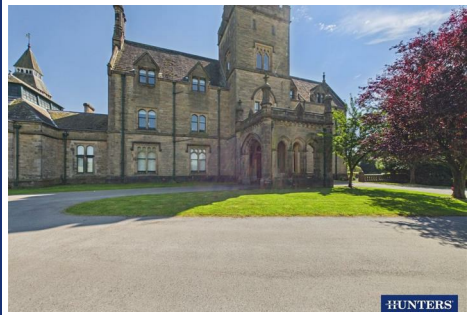


- Spacious Two Bedroom, First Floor Apartment
- Accommodation Spread Over Two Floor
- Well Equipped Fitted Kitchen
- Seven Acres of Beautifully Maintained Gardens
- Private and Visitor Parking
- Set in Glorious Victorian Mansion
- Master Bed Ensuite
- Facilities Include a Swimming Pool, Gym, and Tennis Court
- Croquet Lawn & Fishing Rights on the River Kent
- Council Tax Band E

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A two bedroom apartment arranged over two floors, located in a delightful country estate four-miles south of Kendal. The accommodation in this first floor maisonette comprises of an entrance hall, living room, well equipped kitchen, two bedrooms of which the master is ensuite, and a family bathroom. Life at Sedgwick House is a combination of luxury and leisure with residents enjoying a wide choice of facilities set in seven acres of private grounds.

Steeped in history and architectural elegance, Sedgwick House is one of South Lakeland's finest Victorian country house conversions. Designed in 1868 by the renowned Lancaster architects Paley & Austin for William Henry Wakefield, the house is a striking example of Victorian Gothic Revival architecture. Constructed from local stone beneath traditional Lakeland slate roofs, the mansion displays an abundance of period craftsmanship, including imposing stone mullioned and transomed windows, ornate chimneys and beautifully proportioned elevations that continue to define its distinctive character today.

The House is Grade II Listed and has been thoughtfully converted into an exclusive collection of luxury apartments. The conversion successfully preserves many of the building's original features whilst creating elegant homes that combine period grandeur with modern convenience. Residents enjoy grand communal areas in the building, beautifully maintained grounds, and leisure facilities including a swimming pool and gym. Coming home to your apartment is to come home to a truly distinguished country residence and an experience that you will never tire of.

Entrance Hall

The entrance hall provides access to the living room, master bedroom, bathroom, and the stairs rising to the upper level. There is a storage cupboard by the front door and additional storage in the understairs area.

Living Room

A magnificent triple-light arched sash window with beautiful views over fields and farmland towards the hills, set within an impressive stone mullioned surround, forms the focal point of the room. Rising almost to the vaulted ceiling, the elegant timber sash frames are beautifully proportioned beneath a sweeping Gothic-style arch, flooding the space with natural light while perfectly complementing the building's grand period architecture. The room is large enough to accommodate both lounge and dining furniture and it provides open plan access to the kitchen.

Kitchen

Fitted out with a comprehensive range of cabinets with extra tall wall cupboards providing ample storage. There are luxurious stone worksurfaces, white metro tiles to the splashbacks, and undercabinet lighting. It is well equipped with quality integral appliances including a Neff induction hob with overhead extractor, a fan oven and built-in microwave, a fridge, freezer, dishwasher, washing machine, and inset one-and-a-half bowl stainless steel sink and drainer. Finishing off the room is a breakfast bar with views of the grounds

Master Bedroom

A double-light sash window provides natural light into this generously sized double bedroom which has plenty of space for wardrobes, chest of draws and bedside cabinets.

Ensuite

Fitted with a shower cubicle, pedestal wash-hand basin and low level WC.

Bathroom

The main bathroom has a panel bath with shower screen, a pedestal wash-hand basin, a low level WC, heated towel rail and ceiling spots.

Bedroom Two

Moving to the upper level via the stairs rising from the entrance hall, you will find the second double bedroom. The ceiling is vaulted and exposed timber frames and a stone wall provide architectural interest. A skylight window gives natural light and the room is split level to an office room.

Office

Accessed via a short turning staircase rising from the bedroom, this room provides plenty of storage and a place to set up an office, or perhaps use as a dressing room.

The House

Access to the apartment is via secure entry found to the front of the building where an impressive covered porte-cochère creates a magnificent sense of arrival. The solid oak front door opens into an elegant entrance vestibule, before leading through to the magnificent reception hall which

forms the heart of the original mansion, creating an unforgettable first impression. It is a room of exceptional scale and grandeur, with soaring ceilings, beautifully crafted stone mullioned windows and an abundance of natural light. Ascending the wide staircase you come to the communal hallway leading to the apartment.

Gardens

The beautifully maintained communal grounds complement the grandeur of the Victorian building with thoughtfully landscaped and carefully tended grounds providing a peaceful retreat for residents, offering a sense of privacy and seclusion. Elegant pathways meander through the grounds, where specimen trees, colourful shrubs and seasonal planting create interest throughout the year. Expansive lawns provide open green spaces in which to relax while the elevated position affords attractive views across the surrounding countryside and the local cricket field.

Leisure Facilities

These include an indoor swimming pool, gym, pool and table tennis room.

Parking

The residents have an allocated parking space and there is additional visitor parking.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Details of the Management Charge

The monthly management charge is £618. The charge breaks down into 'gas heating costs' (£132 per month) and 'other' maintenance charges (£486 per month). The heating charge covers the heating of your apartment, the communal areas, swimming pool and showers. Hot water is via electric pressurised cylinder in each apartment and payable by each flat to their electricity provider. Water usage is via a communal meter and included in the service charge but there is a separate charge for each apartment to united utilities for surface water drainage (about £100 per annum). Also included in the maintenance charge is buildings insurance, in addition to looking after the building, gardens and communal areas.

Floorplan



Ground Floor



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Approximate total area⁽¹⁾945 ft²87.9 m²

Reduced headroom

59 ft²5.5 m²

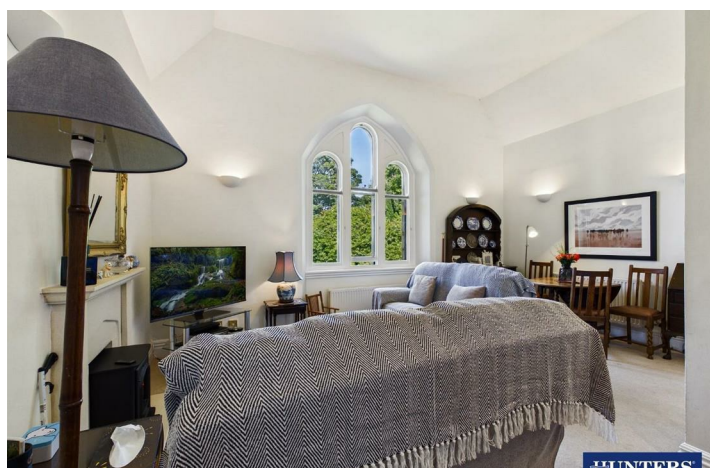
(1) Excluding balconies and terraces

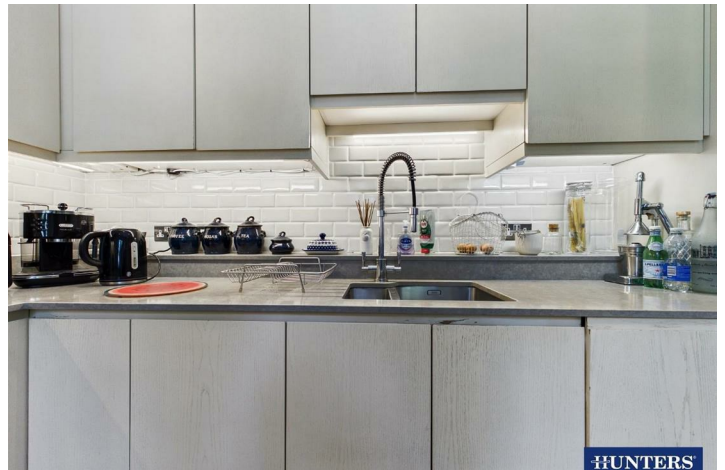
Reduced headroom

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.

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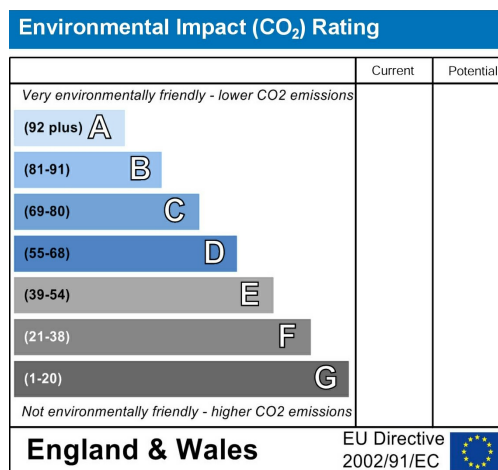
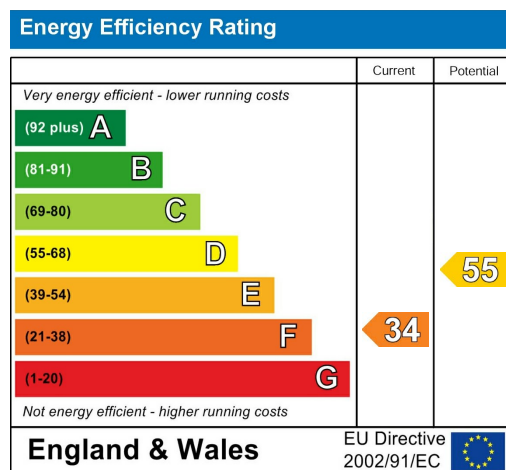






HUNTERS

Energy Efficiency Graph



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01539 816399

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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