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Local, Professional Property Services

# Apt 12, Sedgwick House - Sedgwick







### Features

- Grade II listed country house set within stunning manicured gardens and grounds
- Two double bedrooms, the master with en-suite shower room
- First floor apartment with no onwads chain
- Swimming pool set within Victorian style orangery and use of solarium
- Versatile large mezzanine area
- An abundance of original features throughout
- Lift present (3 external steps to access this)

Sedgwick House is a magnificent Grade II listed building set within extensive landscaped gardens. In the 1980s, the property was sympathetically converted into apartments, carefully preserving its grandeur and original architectural features while introducing the comforts of modern living. It is sited in the quiet South Lakeland village of Sedgwick, yet conveniently situated just five miles from the M6 and close to Oxenholme Mainline railway station. The owners have a share of the leasehold and each hold a share of the freehold - the property is managed by a resident-led team. Apartment 12 is located on the first floor and has been refurbished

to a high standard. Large windows flood the rooms with natural light, while vaulted ceilings create an airy feel and offer delightful views over the extensive grounds and the Sedgwick cricket pitch. Residents of Sedgwick House benefit from an outstanding range of leisure facilities situated on the lower ground floor. These include two gym rooms, a pool room, table tennis room, showers, W.C., changing rooms, and individual storage lockers. A spiral staircase leads to a Victorian-style orangery, housing a fabulous swimming pool with seating areas and direct access to a sun terrace. Additional facilities include a tennis court for more active pursuits, and for quieter

moments, a communal social room overlooking the front of the property with stunning views towards the Lakeland Fells. Sedgwick is a beautiful and peaceful village, boasting a fantastic cricket pitch close to the property and surrounded by scenic local walks, including routes along the picturesque River Kent. It is just 5 miles from the M6 (Junction 36) and conveniently located near Oxenholme Mainline railway station, making it ideal for commuters. The vibrant market town of Kendal is a short drive away and offers a wide range of amenities, including supermarkets, a leisure centre, and both primary and secondary schools.





#### Entrance hallway

A welcoming entrance hall featuring an engineered oak floor, with access to the kitchen and living room on one side and the bedrooms and bathroom on the other. The hall also benefits from a telephone entry system, while the staircase rises up to the mezzanine level and offers a practical space beneath for coat storage. There is a built in ladder to provide access to a boarded loft, with light present providing a good storage area.

#### Kitchen

The elegant kitchen features an excellent range of handcrafted cream wooden base and wall units, beautifully complemented by granite work surfaces and stylish Amtico flooring. Integrated appliances include a Neff under-counter oven with induction hob and extractor above, along with a fridge, freezer, dishwasher, and washing/ dryer machine. A practical fold-down breakfast bar is perfectly positioned in front of the sash window to really make the most of the views across the formal lawns and the leafy backdrop beyond.

#### Living room

A grand and beautifully bright living room, enhanced by a traditional stone bay window seat that frames wonderful views of the grounds. To the far side you can see the swimming pool with the cricket ground in the background. The vaulted ceiling with mezzanine balcony adds an impressive sense of space and character, while the engineered oak flooring and bespoke wall lighting provide a stylish finish. The room is able to accommodate a dining table, making it a perfect room to relax in or to enjoy with family and friends.





#### Bedroom 1

A generously proportioned main double bedroom, enhanced by large arched sash windows that flood the room with natural light and offer views over the rear grounds. High ceilings further accentuate the sense of space, while the room easily accommodates a full range of bedroom furniture.

#### En-suite

A neutrally decorated shower room comprising a shower cubicle with mains-fed shower, WC, and hand basin. Fully tiled splashbacks and a lightwell allow natural light to flood the space, while a mains-fed heated towel rail and a vanity unit with storage add both comfort and practicality.

#### Bedroom 2

A bright double bedroom with a high ceiling, featuring a sash window that overlooks the formal rear gardens and the mature trees beyond.



#### Bathroom

A well-appointed bathroom featuring a four-piece suite, comprising a bath with mounted shower mixer tap, WC, bidet, and hand basin. The walls are half-tiled and complemented by Amtico flooring and a mains-fed heated towel rail, while recessed walls offer a practical space for displaying and storing items.

#### Mezzanine

This versatile space provides excellent additional accommodation and is currently used by the vendors as an occasional sleeping area. Overlooking the living room, it enjoys wonderful views through the bay window across the grounds, while a useful area to the side of the staircase offers convenient extra storage. As the property benefits from a good broadband connection, this area would make an excellent work from home space.

#### Useful Information

- Leasehold is 999 years from 1993.
- Service charge - Costs £618pcm. (Includes heating, water supply, cleaning of shared areas, house decoration, building insurance, garden repairs and maintenance and window cleaning).
- Year built 1868, Grade II listed.
- Heating - Heat Network House Boiler (heating costs are included in service charge).
- Council tax band - E (Westmorland and Furness Council).
- Drainage - Mains.
- Double glazed sash windows.
- Repair works- Major roof works and walls repointed July 2025.
- Parking - allocated parking space for 1 vehicle, with additional visitors parking.
- Pets are allowed.
- What3Words location - ///chat.micro.notched.



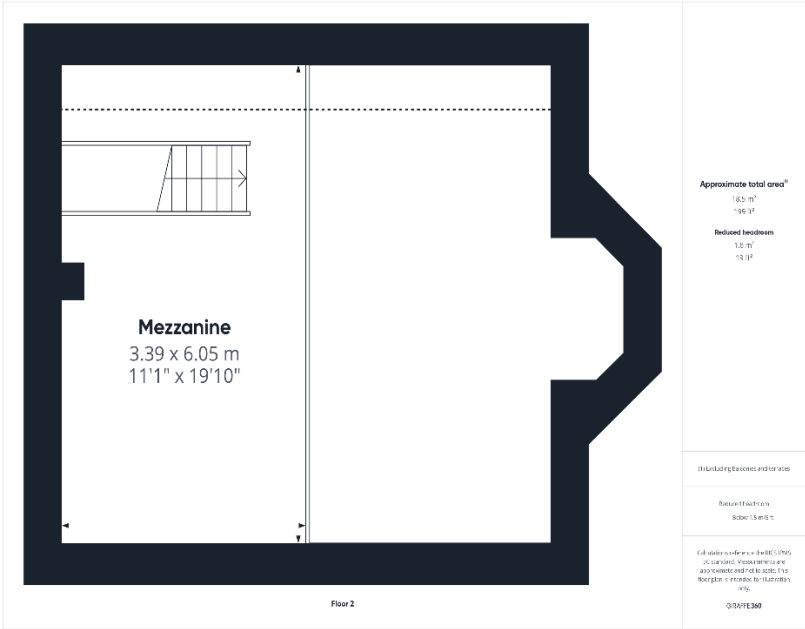
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