



Kentside, Sedgwick  
£525,000





## Kentside

### Sedgwick

A well proportioned semi-detached cottage pleasantly 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.

Nestled within a serene locale, this charming semi-detached cottage offers the perfect canvas for a discerning eye seeking to transform it into a modern haven. Welcoming you with open arms, this semi-detached cottage presents a rare opportunity to create the home of your dreams. The property boasts two substantial reception rooms - a cosy sitting room and a dining room, ideal for hosting gatherings and creating lasting memories. The fitted kitchen with ample storage offers plenty of room for cooking with the added benefit of being able to store everything you need as well. The ground floor also conveniently offers a three piece suite bathroom.

Upstairs you will find three double bedrooms, each offering far-reaching views, and are served by another three piece suite bathroom which would accommodate for all the family and guests.

Stepping outside, the property unveils stunning gardens to the front, side, and rear. Immerse yourself in the well-kept gardens dotted with ample planted beds, lush lawns, well-established trees, hedges, and shrubbery. Gravel paths wind throughout the garden, connecting different areas and creating a picturesque setting. To the rear, garage parking awaits, providing convenience and security, while ample driveway parking ensures space for all your vehicles. This cottage perfectly combines comfort, convenience, and potential, beckoning you to make it your own.



- Charming semi-detached cottage
- A great family home in need of modernisation
- Two substantial reception rooms with a sitting room and dining room
- Fitted kitchen with ample storage
- Three double bedrooms with far reaching views
- A bathroom on the ground floor and the first floor
- Stunning gardens to the front, side and rear
- Ample parking with a garage and driveway
- Easy access to local town amenities
- Road links to the M6 Motorway and the Lake District National Park

#### 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.

#### EPC RATING F

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### COUNCIL TAX:BAND F

#### TENURE:FREEHOLD

#### 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 onto Cooper Hill to find Kentside on the left.

**WHAT3WORDS:**///assess.reports.chip







## GROUND FLOOR

### ENTRANCE HALL

7' 6" x 5' 3" (2.29m x 1.59m)

### SITTING ROOM

14' 11" x 13' 0" (4.54m x 3.96m)

### DINING ROOM

15' 1" x 14' 5" (4.61m x 4.39m)

### KITCHEN

16' 4" x 8' 7" (4.99m x 2.61m)

### SHOWER ROOM

6' 9" x 6' 2" (2.06m x 1.87m)

### INNER HALLWAY

20' 8" x 12' 4" (6.31m x 3.75m)

### PORCH

7' 7" x 3' 7" (2.32m x 1.09m)

## FIRST FLOOR

### LANDING

25' 7" x 6' 9" (7.79m x 2.07m)

### BEDROOM

16' 3" x 14' 6" (4.95m x 4.41m)

### BEDROOM

12' 6" x 9' 5" (3.81m x 2.88m)

### BEDROOM

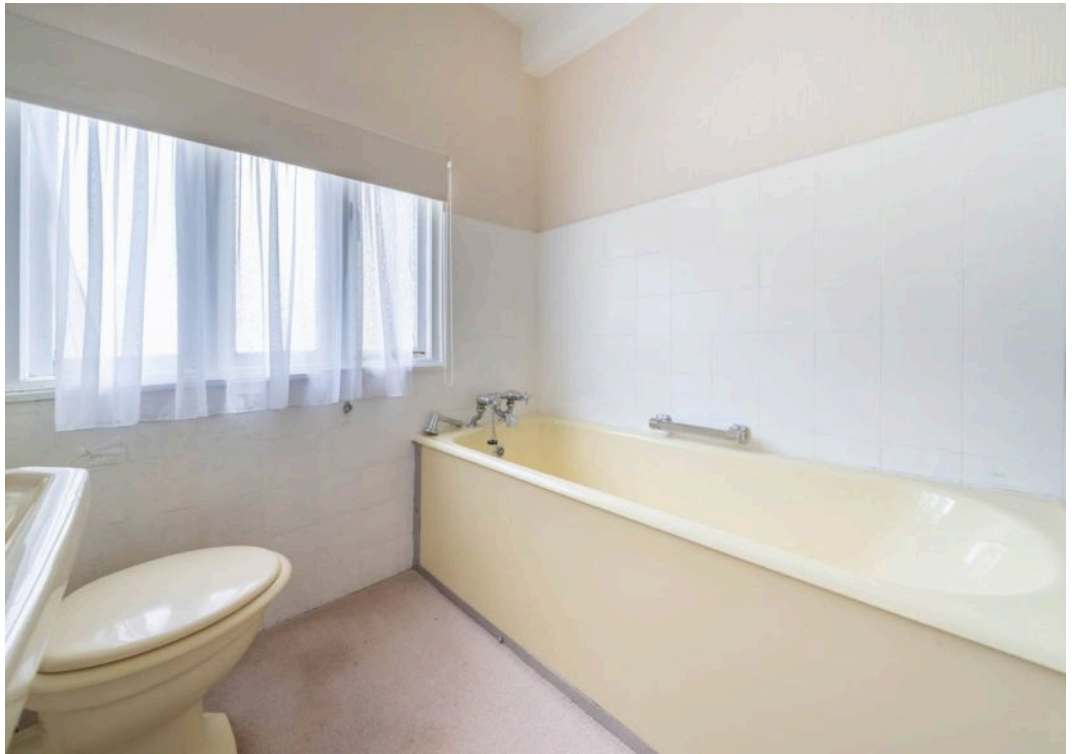
10' 0" x 9' 1" (3.05m x 2.78m)

### BATHROOM

7' 0" x 6' 6" (2.13m x 1.98m)







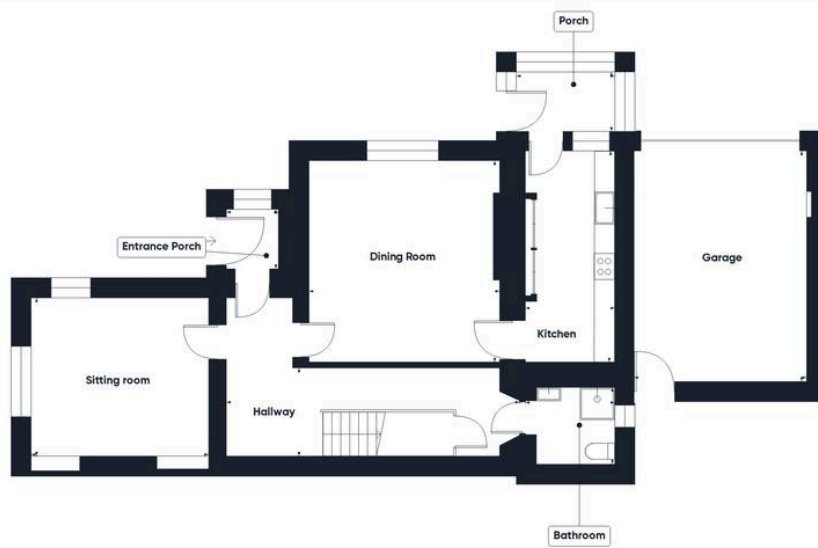




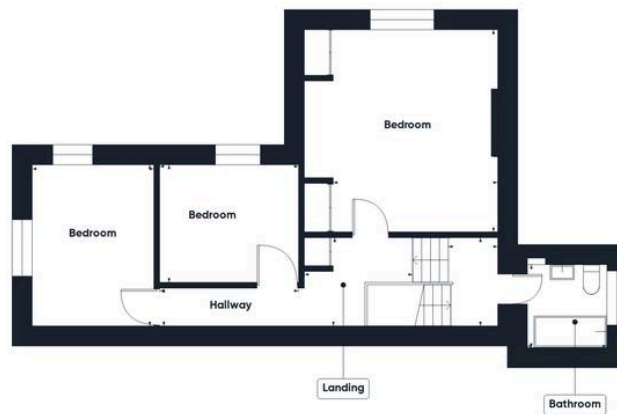








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1576 ft<sup>2</sup>

146.6 m<sup>2</sup>

(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@thwestestateagents.co.uk](mailto:kendal@thwestestateagents.co.uk) • [www.thwestestateagents.co.uk](http://www.thwestestateagents.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.