



2 Sedgwick Mews, Sedgwick
£295,000





2 Sedgwick Mews

Sedgwick, Kendal

Located within the popular village of Sedgwick, this charming home enjoys a peaceful courtyard setting surrounded by beautiful countryside whilst remaining conveniently placed for access to Kendal, the Lake District and nearby dual carriageway links. Offering an excellent balance between rural living and everyday convenience, the property is ideally suited to those seeking a quieter pace of life without feeling isolated. Originally formed by combining two separate apartments into one substantial home, the property now offers deceptively spacious and versatile accommodation with a flexible layout and a lovely sense of character throughout.

The accommodation is accessed to the front via a shared entrance hall serving the four properties within the building, with additional private access available directly into the property via both the kitchen and utility room to the rear. Inside, the sitting room provides a bright and comfortable space ideal for relaxing and quieter everyday living, while the generous living/dining room offers excellent versatility for entertaining, dining or family use. The kitchen is well appointed with integrated appliances, ample storage and generous workspace, and the utility room further enhances the practicality of the home with fitted storage and an integrated washing machine.

The property offers three generous double bedrooms, all benefitting from fitted wardrobes, creating comfortable and well proportioned accommodation throughout. The generous principal bedroom enjoys the added advantage of an en-suite bathroom, while the third bedroom, currently utilised as a craft room, offers further flexibility depending on individual requirements. A separate shower room and WC also serve this part of the accommodation.

Externally, the property enjoys an attractive courtyard setting with the rare benefit of two private parking spaces, including a designated space within the communal parking area to the front

- Spacious and individual three bedroom apartment created by combining two separate properties into one substantial home
- Well appointed kitchen offering ample storage and workspace
- Bright and comfortable sitting room ideal for everyday living
- Versatile second reception room suitable for dining, entertaining or additional living space
- Three well proportioned bedrooms including two generous doubles and a flexible third bedroom currently used as a craft room
- En-suite bathroom to the principal bedroom together with a separate shower room and additional WC
- Attractive courtyard setting with allocated parking space
- Useful utility room providing additional storage and practicality
- A deceptively spacious home offering flexible and versatile accommodation throughout
- Located within the desirable village of Sedgwick with convenient access to Kendal, the Lake District and transport links

WHAT3WORDS://regime.fermented.pity

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





HALLWAY

5' 9" x 5' 8" (1.75m x 1.72m)

LIVING/DINING ROOM

15' 5" x 14' 10" (4.71m x 4.52m)

KITCHEN

14' 8" x 6' 7" (4.46m x 2.00m)

SITTING ROOM

13' 9" x 10' 7" (4.18m x 3.23m)

BEDROOM

18' 4" x 13' 4" (5.59m x 4.06m)

BEDROOM

14' 11" x 9' 3" (4.55m x 2.81m)

BEDROOM

10' 5" x 10' 0" (3.18m x 3.04m)

BATHROOM

10' 0" x 5' 4" (3.04m x 1.62m)

SHOWER ROOM

6' 4" x 4' 10" (1.93m x 1.48m)

WC

6' 10" x 2' 6" (2.08m x 0.77m)

UTILITY ROOM

6' 4" x 6' 1" (1.93m x 1.86m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING C

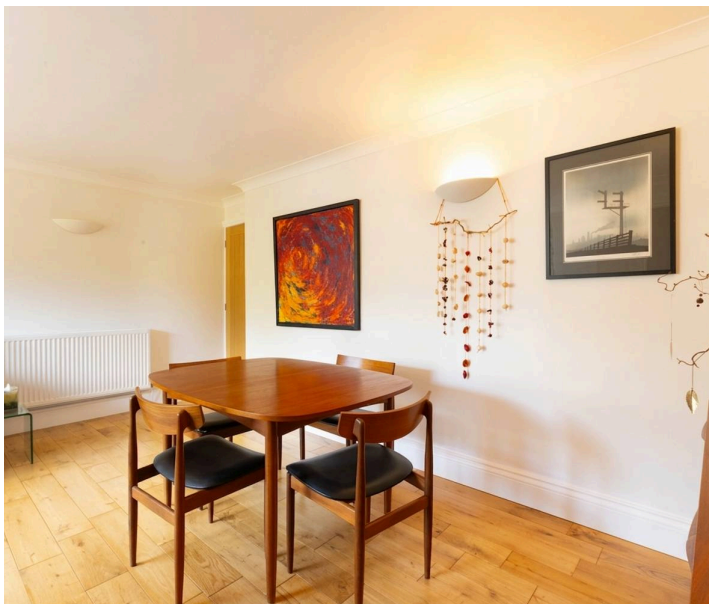
COUNCIL TAX BAND currently C

TENURE: LEASHOLD

The freehold is held by the Sedgwick Mews Leasehold Management Company. Each property has a 20% share of the company

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



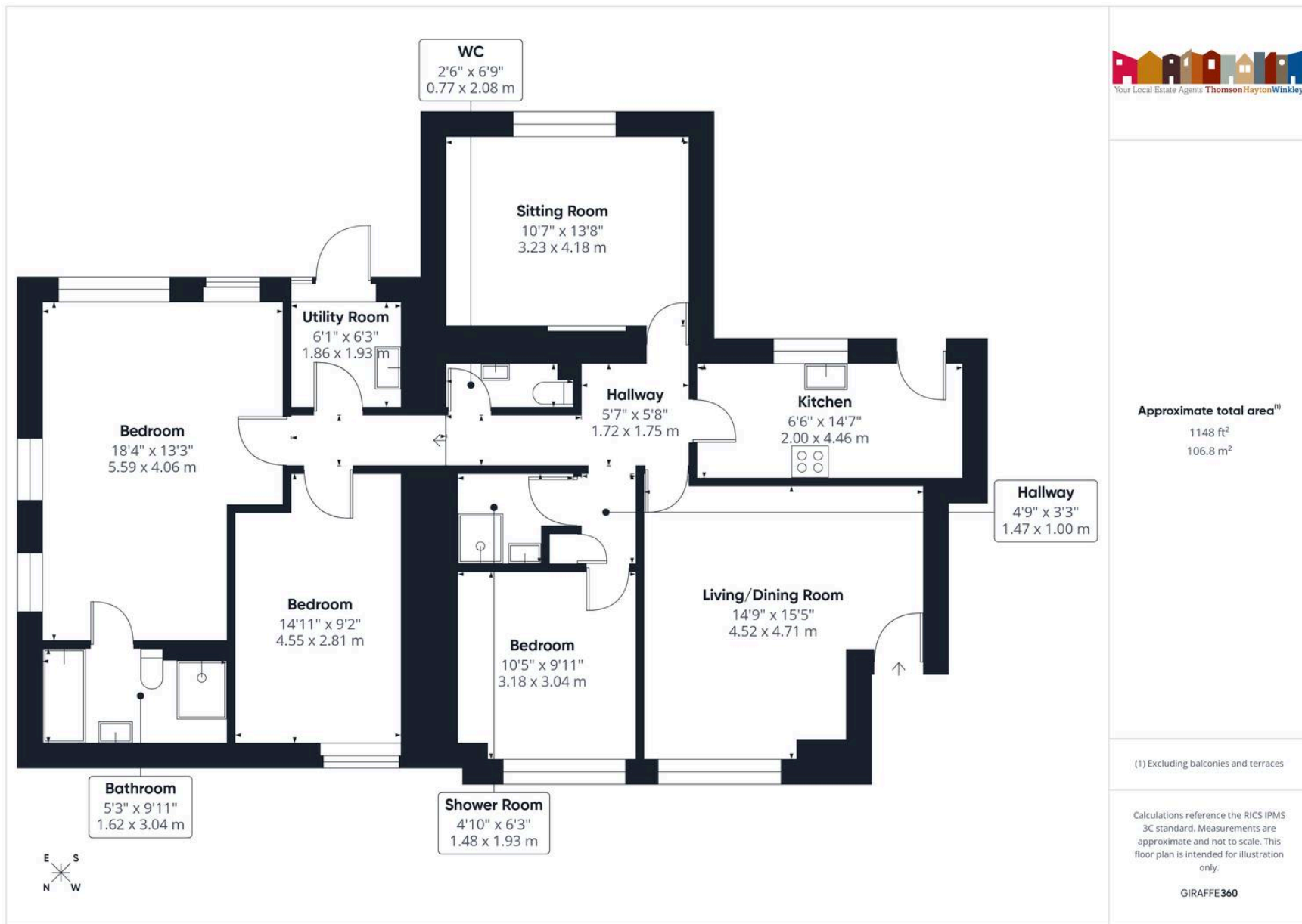
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THW Estate Agents

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