



15 Castle View, Sedgwick
Asking Price £350,000

Your Local Estate Agents
Thomson Hayton Winkley



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An appealing detached bungalow with far reaching countryside and fell views occupying an elevated position within the desirable village of Sedgwick. Having a sitting room, kitchen, dining room, three bedrooms, wet room, attic room, garage with workshop and utility space, parking and gardens.







15 CASTLE VIEW

An appealing detached bungalow boasting fabulous views from all aspects pleasantly located on a quiet cul-de-sac centrally located within the popular village of Sedgwick. The property is situated within a thriving village community with primary schools in both Natland and Crosscrake. Natland has a village hall and village green and Sedgwick has a village hall, the Millennium Playing Field, Canal Wildlife Area and an active Cricket Club who play at the picturesque Sedgwick House Cricket Ground.

The bungalow is well placed for numerous public footpaths and attractive walks, Sizergh Castle, Low Sizergh Barn farm shop, tea room and farm trail, the Strickland Arms public house and restaurant, Levens Hall and Park, the Punch Bowl public house and restaurant at Barrows Green, the mainline railway station at Oxenholme, the market town of Kendal, road links to the M6 and both the Lake District and Yorkshire Dales National Parks.

The well proportioned accommodation briefly comprises entrance hall, sitting room, kitchen, dining room, three bedrooms and a wet room. The property benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside offers ample driveway parking to the front of the garage with workshop and utility space together with gardens and patio seating areas.

ENTRANCE HALL

13' 0" max x 6' 5" max (3.98m x 1.98m)

Double glazed door and window, radiator, fitted coat hooks.

LANDING

5' 5" x 2' 11" (1.66m x 0.90m)

Double glazed window.

DINING ROOM

13' 4" x 6' 7" (4.08m x 2.02m)

Natural light from entrance hall and sitting room, built in cupboards and shelving.

SITTING ROOM

21' 10" max x 12' 2" max (6.67m x 3.72m)

Three double glazed windows with spectacular views, two radiators, living flame gas fire to traditional green slate fireplace, fitted shelving.

KITCHEN

10' 4" x 8' 6" (3.16m x 2.60m)

Double glazed door and window, base and wall units, stainless steel sink, built in oven and grill, gas hob with extractor hood over, space for fridge freezer, plumbing for dishwasher, built in cupboard housing gas combination boiler, built in cupboard, under wall unit lighting, tiled splashbacks.





INNER HALL

9' 6" x 2' 11" (2.91m x 0.90m)

Access to attic room with drop down ladder.

BEDROOM

12' 2" max x 9' 4" max (3.73m x 2.86m)

Two double glazed windows, radiator, fitted wardrobes, cupboards and drawers, fitted mirror.

BEDROOM

12' 1" max x 8' 11" max (3.69m x 2.74m)

Double glazed window, radiator, fitted wardrobe.

BEDROOM

9' 5" x 6' 4" (2.88m x 1.95m)

Double glazed window, radiator, fitted shelving.

WET ROOM

8' 6" x 5' 10" (2.60m x 1.79m)

Double glazed window, heated towel radiator, W.C., wash hand basin, electric shower fitment, fitted mirrored wall unit, fitted mirror and glass shelving, partial tiling to walls.

OPEN PORCH

5' 6" x 3' 11" (1.70m x 1.20m)

Double glazed window, lighting, fitted shelving.

ATTIC ROOM

18' 10" max x 7' 8" max (5.75m x 2.35m)

Double glazed window, light and power, access to storage space.

OUTSIDE

The surrounding gardens include ample driveway parking to the front of the garage together with an attractive lawned garden, a well stocked raised bed and a variety of established trees and shrubs. A paved patio is located at one side of the bungalow which takes advantage of the views. The rear offers an elevated lawn and patio which backs on to views of open, unspoilt countryside together with a well stocked raised bed and a gravelled garden area completes the outside space.

GARAGE/WORKSHOP/UTILITY SPACE

21' 11" max x 9' 10" max (6.70m x 3.02m)

Timber double doors, single glazed window, light and power, fitted workbench, cupboards and shelving, space for chest freezer, fridge, washing machine and tumble dryer, access to undercroft.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently band C as per the Valuation Office website.





15 Castle View, Sedgwick
Total Area: 137.4 m² ... 1479 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Important Notice

Lower Ground Floor

Ground Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Travel south out of Kendal town along Aynam Road, take the second exit at the roundabout on to Natland Road and continue through Natland along Halfpenny Lane in the direction of Sedgwick. At the end of Halfpenny Lane turn left and proceed to turn right in to Castle View where number 15 is located on the left.

WHAT3WORDS:

mills.cube.layover

Your Local Estate Agents
Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestestateagents.co.uk

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