



3 Falcon Crag
Cowan Head | Burneside | Cumbria | LA8 9HL

FINE & COUNTRY

3 FALCON CRAG

A development like no other. Popular as both primary residences and as second homes, the apartments at Cowan Head are different to anything else available in the Lake District.

This tranquil and secure residential community was created on the site of a former 18th century paper mill and has been meticulously designed and built in stages over the last twenty or so years to provide luxurious, riverside cottages, apartments and duplexes set within 47 acres and all having exclusive access to a private stretch of the River Kent with fishing rights, a 9 hole golf course and an indoor leisure suite with swimming pool, spa, sauna and steam room. Footpaths open up to a network of great local walks in the wider area. Rain or shine, there is something to do here.

This former show apartment was bought new from the developers in 1996 by the parents of the current owners initially as a second home which then, in time, became a permanent base in their retirement. It is well proportioned, spacious and attractively presented. On the first floor with both stairs and lift access it offers a generous hallway entrance, a combined sitting/dining room with large balcony, a well appointed kitchen, three double bedrooms, one of which is ensuite and a shower room. Both of the shower rooms have been kept up to date and refitted with stylish contemporary appointments in recent years.

There are superb views from the reception room, the kitchen, all three bedrooms and the super covered balcony. The views evolve room by room and take in the River Kent with its weir and rockpools, the golf course and as a general backdrop, the Kentmere fells lie beyond.

Tucked away in a peaceful setting Cowan Head is easy to reach off the main A591 which runs between Kendal and Windermere and is highly accessible from the M6. The privacy and exclusivity of owners residing at Cowan Head is maintained by a restriction against holiday letting throughout the site. Domestic animals are permitted on site.











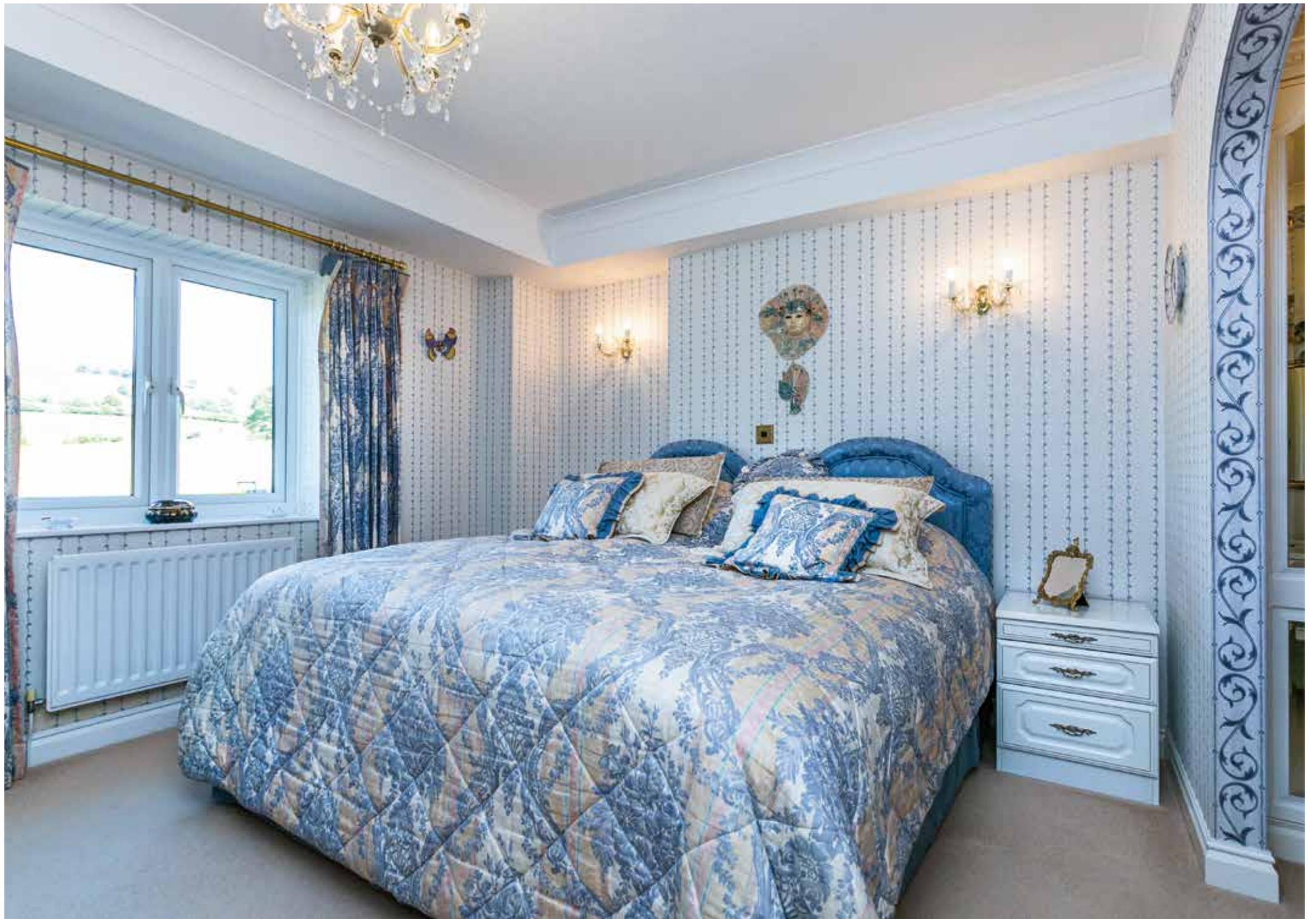


Location

The beauty of Cowan Head's location is that it sits in a pocket of tranquility but only a short drive brings you to the A591 and from there the whole of the Lake District opens up and is waiting to be explored and enjoyed. It is an excellent base.

On a practical level, the Cumbrian market town of Kendal and Lakeland town of Windermere both offer day to day amenities, supermarkets and services. Oxenholme station on the main West Coast line is 6 miles distant and there are branch line services to Burnside and Windermere.











Step inside

Take the lift, take the stairs, the choice is yours. Alighting at the first floor there is a door to No.3. Stepping inside, the first thing you'll notice is the lovely big hallway, plenty of space for furniture, greeting guests and taking coats off without having to navigate a tight space. There are two good cupboards providing ample storage space.

Moving through to the main reception room and your eye is instantly drawn to the picture window, the generous covered balcony with glass balustrade and the view beyond. The glass enables an unobstructed view from the comfort of your armchair. Being covered the balcony has all year round potential and a couple of power points, sitting here (or indeed in the sitting room with sliding doors open) with the sound of the river as a backdrop is an absolutely delightful way to spend time. The kitchen is well fitted and appointed by Webbs (Kendal). Cabinets have tuscan pear wood doors and there are black granite worktops. NEFF appliances comprise freezer, dishwasher, hob and extractor hood, oven and combination oven, the fridge is Liebherr. It's a good specification with illuminated glazed display cupboards, under unit lighting, a built in wine rack, waste disposal unit and an Amtico floor. The main reception room offers space for formal dining whilst the kitchen provides room for breakfast and informal kitchen suppers.

There are three double bedrooms and two shower rooms, one of which is ensuite. The main bedroom is a suite with a bedroom having a range of fitted furniture, a dressing area and an ensuite shower room. It's an attractive contemporary installation with a large shower cubicle with Pharo fittings including a rainfall head, floating vanity unit and toilet. Fully tiled, it has underfloor heating and a designer chrome heated towel rail.

The second and third double bedrooms are also fully fitted and along with the main bedroom enjoy river and country views. These two bedrooms have use of the apartment shower room. Refitted by Aqua Jade (Kirkby Lonsdale) this too is a sleek and stylish room, fully tiled with glass mosaic detailing, the quality appointments include a large shower cubicle with a rainfall head and a second handheld head and both the vanity unit and toilet are floating. Black ladder radiator.









Step outside into the grounds of this private estate

Privacy and security for all residents is a priority here at Cowan Head. Set in 47 acres, the extensive grounds are accessed by a secure entry system including a remote video link from the entrance hall to the main gates.

Gardens and grounds are well maintained by the gardening team and ensure that the estate looks its best year round. Wherever you are on the estate there are great views, taking in the surrounding vista of the naturally rolling landscape, the fells of the Kentmere Valley and the stunning River Kent which flows through with rock pools and the weir. Herons, ducks and kingfishers have been regularly spotted over the years, even salmon in the river – there are fishing rights included for all residents.

One of the main draws of the Cowan Head is the leisure facilities available exclusively for residents. There is an indoor swimming pool with surrounding seating terrace, spa, steam room and sauna. There is also a 9 hole golf course within the grounds.

Two private parking spaces sit beneath the Falcon Crag building, in a communal area and there are additional, unassigned spaces available for visitors elsewhere on the estate. A useful, private store room can be found on the lower ground floor, ideal for golf clubs and outdoor equipment it has a light and is shelved.



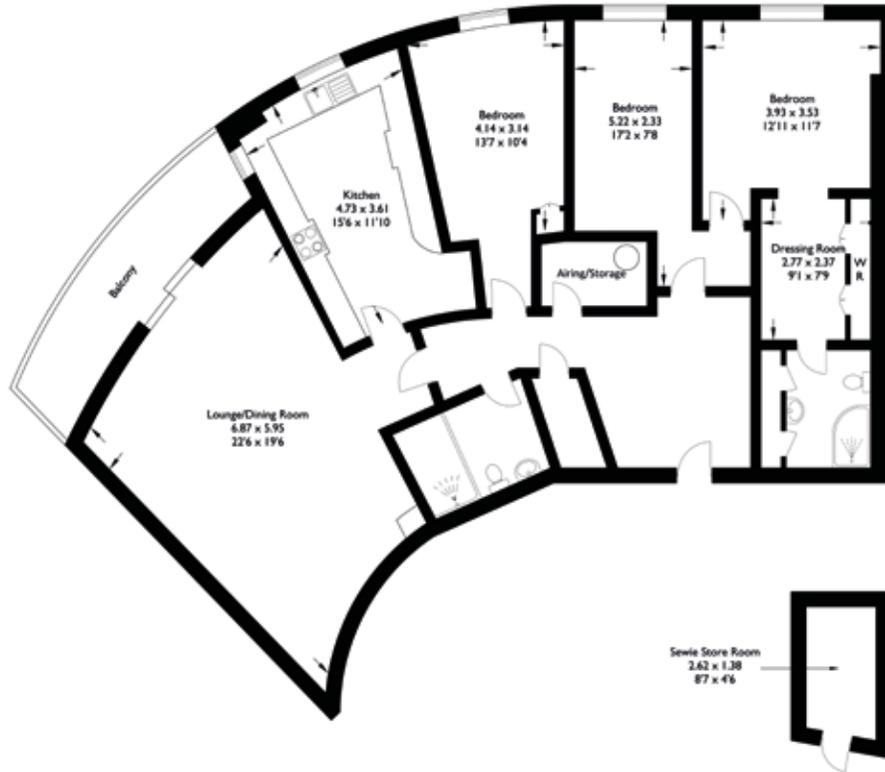


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Approximate Gross Internal Area : 130.12 sq m / 1400.60 sq ft

Aewie Store Room Area : 3.44 sq m / 37.02 sq ft

Total : 133.56 sq m / 1437.62 sq ft



For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 31.05.2023



FURTHER INFORMATION

On the road

Kendal	3.9 miles
Windermere	5.9 miles
Oxenholme (railway station)	5.9 miles
Ambleside	10.3 miles
M6 J36	11.9 miles
Grange over Sands	17.5 miles
Manchester	79.1 miles
Manchester airport	86.2 miles
Liverpool airport	91.8 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys

Based on approximate direct train journey durations from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.



Local Authority

Westmorland and Furness Council

Services

Mains electricity, gas, water and drainage.

Gas fired central heating.

Directions

what3words: [///crowds.hotspots.suitcase](https://www.what3words.com/locations////crowds.hotspots.suitcase)

Use Sat Nav LA8 9HL with reference to the directions below:

From M6 J36 take the A591, north of Kendal at Plumgarths Roundabout take the second exit, following signs for Windermere. Continue and after the short stretch of dual carriageway and as the road drops down the hill pass the filling station on the right and take the first right signposted Burneside and Cowan Head. Follow the road for approx. 0.75 mile and turn left at the Cowan Head signpost. The gated site is accessed via secure key entry.

Please note

Annual service charge for the year ending 31st March 2024 is £5100/yr payable quarterly in advance from 1st April 2023.

The non annual service charge for the same period is £1600/yr also invoiced quarterly in advance from 1st April 2023.

Internet Speed

Superfast speed 68 Mbps download and 16 Mbps upload.
based on ofcom.org.uk results

Things to do in the area

Cowan Head has its own leisure suite and golf course, but if you feel the need to venture further afield then there is much on offer from this highly accessible location. Here are our highlights:

Local leisure activities

Walk, hike, climb, cycle on land
Wild swimming, paddle boarding, canoeing on water
Sail on Windermere and Ullswater
Motor boating on Windermere

Levens Hall and Holker Hall
National Trust properties - Sizergh Castle, Townend,
Wordsworth House and garden, Allan Bank and Hill Top
Golf courses – Carus Green, Kendal and Windermere

Local eateries

A food lovers paradise, we were spoilt for choice and you will no doubt have your own favourites, but here is a selection

Informal dining, cafes and pubs

The Strickland Arms (country pub) and Sizergh Farm Barn (café and farm shop) are both at Sizergh
Hare and Hounds (Levens)
The Punch Bowl and The Black Labrador (both at Underbarrow)

The Plough (Lupton)
The Cavendish Arms (Cartmel)
Heft (High Newton)

Fine dining restaurants

The Samling, Linthwaite House and the Gilpin Hotel (all in Windermere), Forest Side Hotel (Grasmere), L'Enclume and Rogan & Co (at Cartmel)

Great walks nearby

The Lake District enjoys a network of footpaths and routes, both low level around the lakes and tarns and then rising up to the very highest peaks. From the door you can walk through the woods to Staveley and enjoy a coffee and cake in one of the cafes in Staveley Mill Yard.

Close by is the Kentmere Horseshoe sometimes called the Kentmere Round, it is one of the longest walks in the Lake District traversing all the fells bounding the upper Kentmere valley and its reservoir.

Schools

Primary

Staveley CoE Primary School
There is a choice in Kendal and Windermere

Secondary

Queen Katherine School and Kirkbie Kendal (both in Kendal)
The Lakes School (Troutbeck Bridge)
Additionally, Windermere School is a co-educational private school (3 – 18 years) for boarding, weekly boarding and day pupils

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described.

All furniture (and the owners' golf buggy!) is available for purchase.

Guide price £ 6 2 5 , 0 0 0

Council tax band - G

Tenure - Long leasehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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