



# Cowan Head

£375,000

2 Capplebarrow, Cowan Head, Burneside, Kendal, LA8 9HL

A good sized modernised 2 bedroomed apartment in this prestigious development which boasts some quite unique facilities. With 47 acres of shared grounds including a 9-hole practice golf course and swimming pool complex for the sole use of residents of the 60 luxury apartments and all beautifully maintained and on the edge of the Lake District National Park in rolling countryside including the River Kent flowing right by!

Offering a good sized living room with corner balcony overlooking the river Kent, separate dining area, fully fitted kitchen, shower room and 2 generous bedrooms (one having an ensuite bathroom). Please note holiday letting is not permitted to preserve the tranquillity of the development.

## Quick Overview

- 2 bedroomed apartment
- 1 reception room, 1 en-suite bathroom and 1 shower room
- Tranquil setting
- Communal gardens
- Views
- Quiet location
- Beautifully maintained
- Suitable permanent or 2nd home
- Off road parking

\*Superfast broadband speed of 77 Mbps



2



2



1



C



Superfast  
Broadband



Off Road  
Parking

Property Reference: W5928



Living Room



Kitchen



Dining Area



Bedroom 1

**Description:** Cowan Head is quite simply a unique development for our area. Nestling on the edge of the Lake District National Park with private grounds extending to 47 acres within the rolling countryside complete with the River Kent running through it which has both salmon and trout at the right times of the year and the residents have fishing rights too! Within the site are 60 units in total which have the right to use the 9 hole practice golf course and swimming pool complex. All this within less than 20 mins of the M6. Certainly big enough to live in, this could also be a fantastic lock up and leave holiday private holiday home away from the stresses of modern life. Offering 2 good sized bedrooms with one having an ensuite bathroom and both having fitted furniture, a well equipped modern kitchen, separate shower room and generous living space with dining area and a great living room with corner balcony overlooking the river Kent. The property has gas fired central heating and double glazed windows. Down the hall is a useful lockable store and allocated parking for 2 cars, one being in an open car port.

**Location:** Located on the banks of the River Kent on the outskirts of Bowston readily accessible from both Windermere and Kendal set amidst beautiful rural countryside. About 2 miles away, Staveley provides excellent amenities including Spar supermarket, post office, church, schools etc.

From Windermere, take the main A591 towards Kendal and turn left where signposted Bowston and Cowan Head just before the Plantation Bridge BP Garage and follow the road towards Bowston. Turn left onto the access lane leading to the Cowan Head development and enter through the electric gates, Capplebarrow is the second block on the right after Artle Crag Cottages with No 2 having an allocated car port parking space on the right and just after Capplebarrow on the right a second outside space can be found.

**Accommodation:** (with approximate measurements)

**Living Room** 15' 8" max x 12' 5" (4.78m x 3.78m)

**Kitchen** 16' 0" x 9' 4" (4.88m x 2.84m)

**Dining Area** 13' 5" max x 10' 10" max (4.09m x 3.3m)

**Bedroom 1** 18' 0" max x 14' 10" max (5.49m x 4.52m)

**En-suite Bathroom**

**Bedroom 2** 14' 9" max x 10' 2" (4.5m x 3.1m)

**Property Information:**

**Outside:** The development of Cowan Head is set within

approximately 47 acres of beautiful rural countryside and the grounds include a nine-hole practice golf course. For those who enjoy fishing there are the private fishing rights for the River Kent and for those with dogs a safe dog walking area. The leisure facilities are exclusive to the residents and include a sauna and steam room and a splendid swimming pool with Jacuzzi.

**Services:** Mains gas, water and electricity. Double glazed windows, gas fired central heating to radiators..

**Tenure:** Leasehold for the residue of a 999 year lease. The freehold belongs to the management company with each resident being a shareholder in that company. An annual service charge is levied which covers the upkeep and maintenance of the building including painting of external woodwork, windows, balcony etc and surrounding gardens and grounds including the golf course, heating, lighting and cleaning of the communal areas including the superb leisure facilities and building insurance. This charge is £1,312.50 per quarter for the year 2024/25 including the ground rent. Each Flat, also contributes to the general 'sinking fund' to build up a reserve for future expenditure. The contribution per flat for 2024/25 is £1,750.00 per annum.

**Council Tax:** Westmorland and Furness Council - Band F.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words:**  
<https://what3words.com/crowds.hotspots.suitcase>

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 13th April 2023 - not verified.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 2



river Kent



Balcony

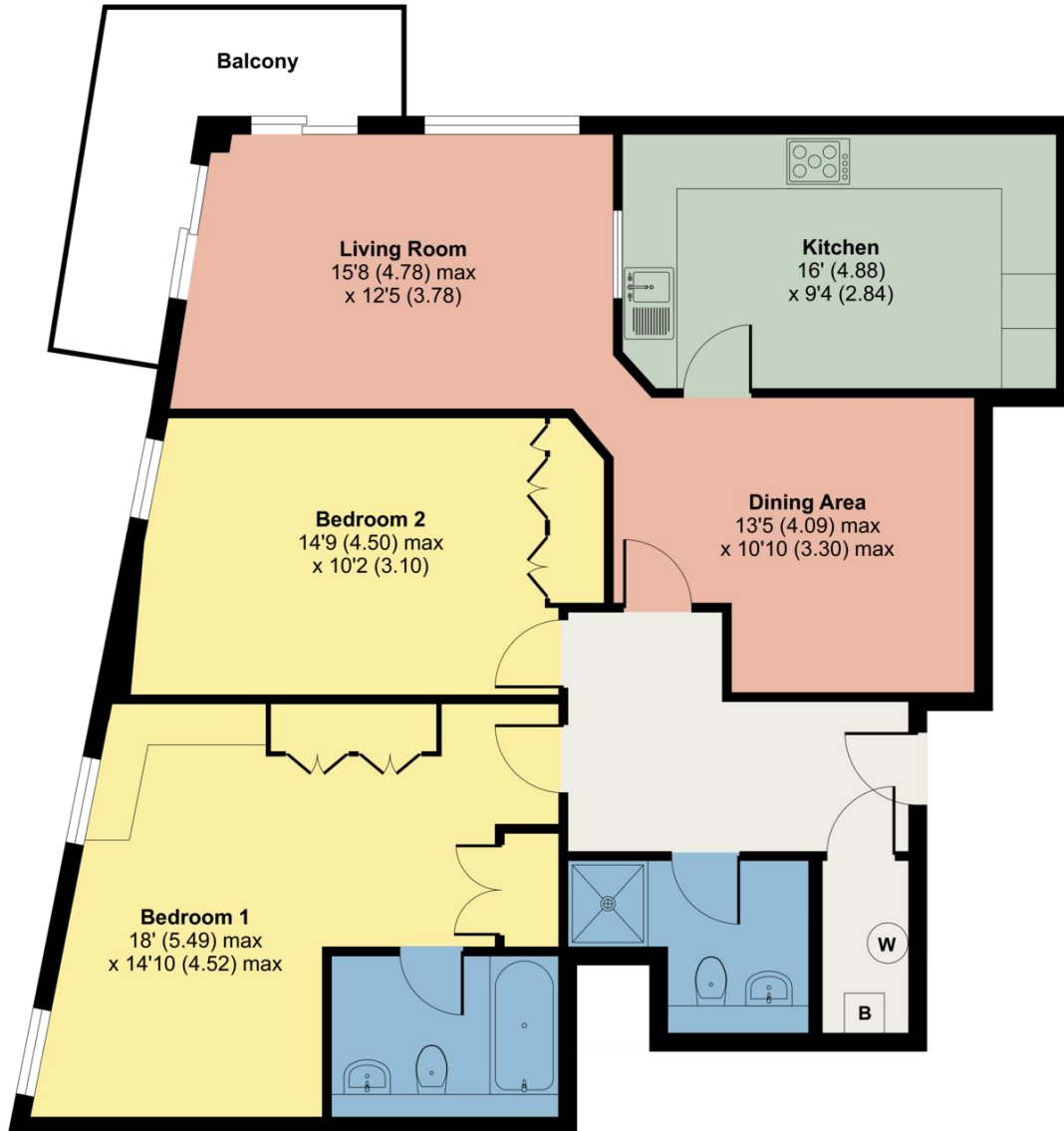


Aerial View

# Flat 2, Capplebarrow, Cowan Head, Burneside, LA8

Approximate Area = 1042 sq ft / 86.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 966903

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 19/04/2023.

Request a Viewing Online or Call 015394 44461