



Flat 3, Haverigg, Burneside
£565,000



Flat 3

Haverigg

A stunning duplex luxury apartment enjoying lovely panoramic views over the adjacent river, mill pond, 9 hole practice golf course and fells. Cowan Head is an exclusive luxury residential lifestyle development of sixty apartments and cottages in a tranquil secure rural location created on the site of an eighteenth century paper mill located midway between Kendal and Windermere and straddling the River Kent. The estate occupies forty-seven secluded acres at the entrance to the Lake District National Park and provides a private practice golf course and a superb leisure centre providing swimming pool, jacuzzi, sauna and steam room, all for the exclusive use of the residents. The development benefits from good access to the M6 Motorway, main line railway station at nearby Oxenholme and the central lakes villages and outdoor amenities.

The well appointed accommodation briefly comprises a sitting/dining room, fully fitted kitchen, two bedrooms one with an en-suite and dressing room and bathroom to the ground floor. The first floor offers a generous sized games room with snooker table and an a bar with balcony views, bedroom with en-suite. The property benefits from double glazing and gas central heating.

Outside are the communal grounds and allocated parking for two vehicles

GROUND FLOOR

ENTRANCE HALL

10' 11" x 9' 1" (3.32m x 2.77m)

Both max. Radiator.

SITTING ROOM

35' 7" x 18' 4" (10.84m x 5.59m)

Both max. Two double glazed sliding doors to balcony, three double glazed windows, two radiators, wall mounted electric fire.

KITCHEN

14' 0" x 10' 2" (4.27m x 3.09m)

Both max. Double glazed window, good range of base and wall units, sink, integrated oven and microwave, electric hob with extractor/filter over, integrated appliances including fridge freezer, dishwasher, washer dryer, tiled splashback.

BEDROOM

22' 0" x 13' 11" (6.71m x 4.24m)

Both max. Double glazed sliding door to balcony, double glazed window, radiator, fitted wardrobe and desk.

EN-SUITE

9' 11" x 6' 11" (3.02m x 2.12m)

Both max. Radiator, four piece suite comprising W.C. bidet, wash hand basin to vanity and bath with mixer shower, fully tiled walls, extractor fan.

BEDROOM

16' 11" x 9' 5" (5.16m x 2.86m)

Both max. Double glazed window, radiator, fitted wardrobe and cupboards with pull down beds.

BATHROOM

7' 5" x 7' 3" (2.26m x 2.21m)

Both max. Radiator, three piece suite comprising W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, extractor fan, shaver points, fully tiled walls.

HALLWAY

16' 10" x 5' 2" (5.13m x 1.57m)

Both max. Radiator, built in cupboard.





FIRST FLOOR

GAMES ROOM

34' 9" x 28' 2" (10.58m x 8.58m)

Both max. Double glazed sliding door to balcony, four double glazed roof windows, double glazed window, four radiators, five built in cupboards, built in bar.

BEDROOM

18' 8" x 11' 6" (5.7m x 3.51m)

Both max. Double glazed roof window, built in cupboard.

EN-SUITE

9' 10" x 6' 3" (2.99m x 1.91m)

Both max. Double glazed roof window, radiator, three piece suite comprising W.C. wash hand basin, fully panelled shower cubicle with thermostatic shower fitment, partial panelling to walls, extractor fan, built in cupboard housing hot water cylinder and gas combination boiler.





OUTSIDE

A communal golf course for all residents and their guests. it consists of nine holes which is available during daylight hours throughout the year. There are paths for residents to walk with seating area as well.

ALLOCATED PARKING

For two vehicles undercover car park

SWIMMING POOL AREA

Communal swimming pool, jacuzzi, sauna and steam room for all residents.

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND G

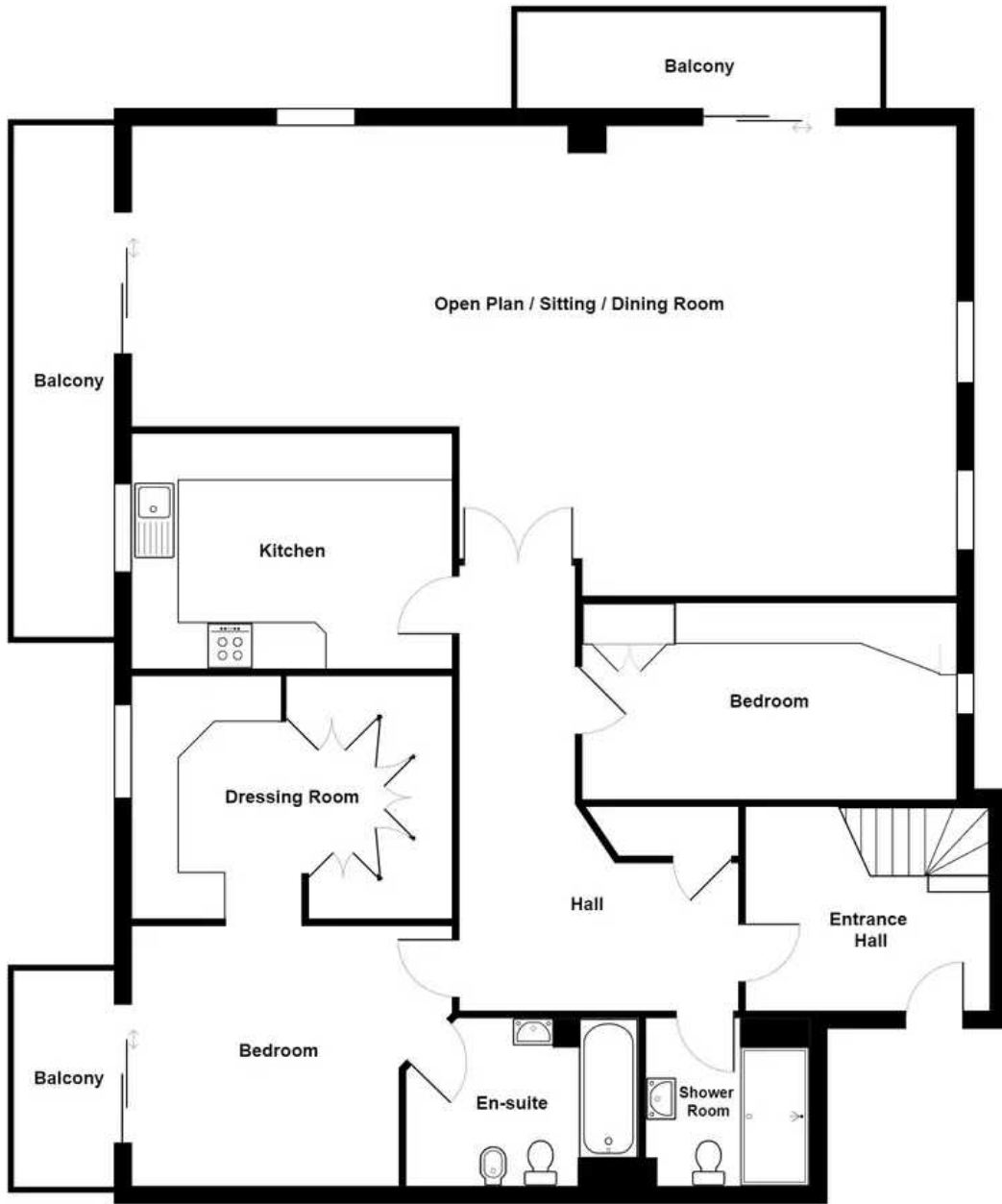
TENURE: LEASEHOLD

DIRECTIONS

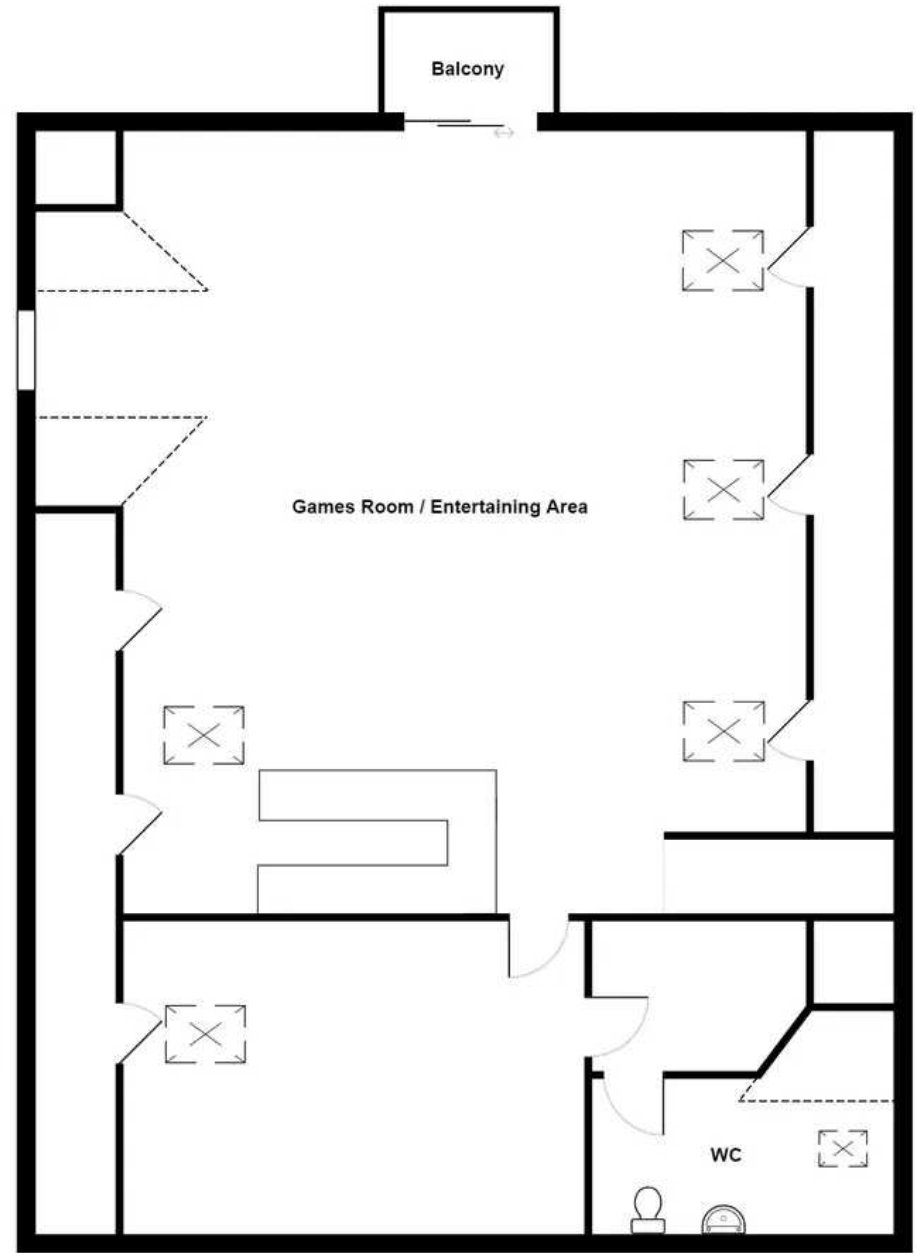
From Kendal take the A591 Windermere Road and travel as far as Plantation Bridge filling station, turn right (Signposted Cowan Head 1 mile). At the bottom of the hill turn left to Cowan Head and proceed to the electronically operated security gates, once through the gates Haverigg is approached via a bridge over the river and is then the building facing you.

WHAT3WORDS:tradition.jazz.frames





Second Floor



Third Floor

4 Haverigg, Cowan Head, Burneside

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