



Flat 1, Great Howe, Burneside
£410,000



Flat 1

Great Howe

An impressive apartment boasting spectacular views situated within an exclusive 47 acre private estate with golf course and leisure facilities convenient for Windermere, Kendal and the M6. Having a sitting/dining room with balcony, kitchen, three bedrooms, shower room and en suite bathroom.

Nestled within the serene and sought-after community of this area, this luxurious apartment offers an unparalleled living experience. Boasting a plethora of desirable features, this property epitomises modern comfort and convenience. When entering the property you will find a the spacious sitting/dining room, flooded with natural light that seamlessly flows out onto the private balcony, offering stunning views of the outstanding river and picturesque countryside. The well-appointed kitchen provides a bright and airy space for culinary creations, while the three bedrooms with one having an en-suite bathroom provides ample accommodation for the whole family. The bedrooms are also complimented by a family bathroom which comprises a W.C., wash hand basin and shower cubicle. Additional highlights include double glazing, gas central heating, ensuring utmost comfort and functionality. With no upper chain, this property presents a rare opportunity to own a home in this desirable location.

Outside, the property truly shines with access to a communal golf course, exclusively available to all residents and their guests. The nine-hole course offers a perfect setting for leisurely strolls and rounds of golf, promising endless enjoyment under the sun. Residents can take advantage of the paths winding through the lush greenery, with convenient seating areas scattered throughout for relaxation. For added convenience, a private store room provides extra storage space for belongings. Parking is a breeze with allocated spaces for two vehicles, one of which is situated in the undercover car park.

- Luxury apartment
- Outstanding river and countryside views
- Sitting/dining room with balcony
- Light and airy kitchen
- Shower room and en suite bathroom
- Allocated parking for two vehicles
- Golf course, fishing rights and leisure facilities
- No upper chain

EPC RATING C

SERVICES

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

COUNCIL TAX: BAND G

TENURE: LEASEHOLD

DIRECTIONS

From Windermere take the A591 towards Kendal, pass Staveley and then turn left signposted Bowston and Cowan Head just before the petrol station. Continue along this road and then take the left hand turn onto the private lane leading to the Cowan Head development. Enter through the electronic gates and Great Howe is the block straight ahead on the right hand side. If approaching from the M6 leave at Junction 36 and take the A590 then the A591 to Windermere turning right just after the ESSO Garage. Continue along this road and then take the left hand turn onto the private lane leading to the Cowan Head development. Enter through the electronic gates and Great Howe is the block straight ahead on the right hand side.

WHAT3WORDS: thrones.erase.reworked





ENTRANCE HALL

SITTING ROOM

17' 8" x 16' 5" (5.38m x 5.00m)

DINING AREA

12' 7" x 8' 11" (3.84m x 2.73m)

KITCHEN

10' 4" x 9' 2" (3.16m x 2.79m)

BEDROOM

12' 10" x 7' 0" (3.90m x 2.13m)

EN SUITE

7' 3" x 6' 3" (2.20m x 1.91m)

BEDROOM

16' 5" x 11' 0" (5.01m x 3.35m)

BEDROOM

16' 10" x 9' 0" (5.13m x 2.75m)

SHOWER ROOM

7' 4" x 6' 7" (2.24m x 2.00m)

STORE

5' 4" x 4' 9" (1.64m x 1.45m)

LEISURE COMPLEX

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

IDENTIFICATION CHECKS

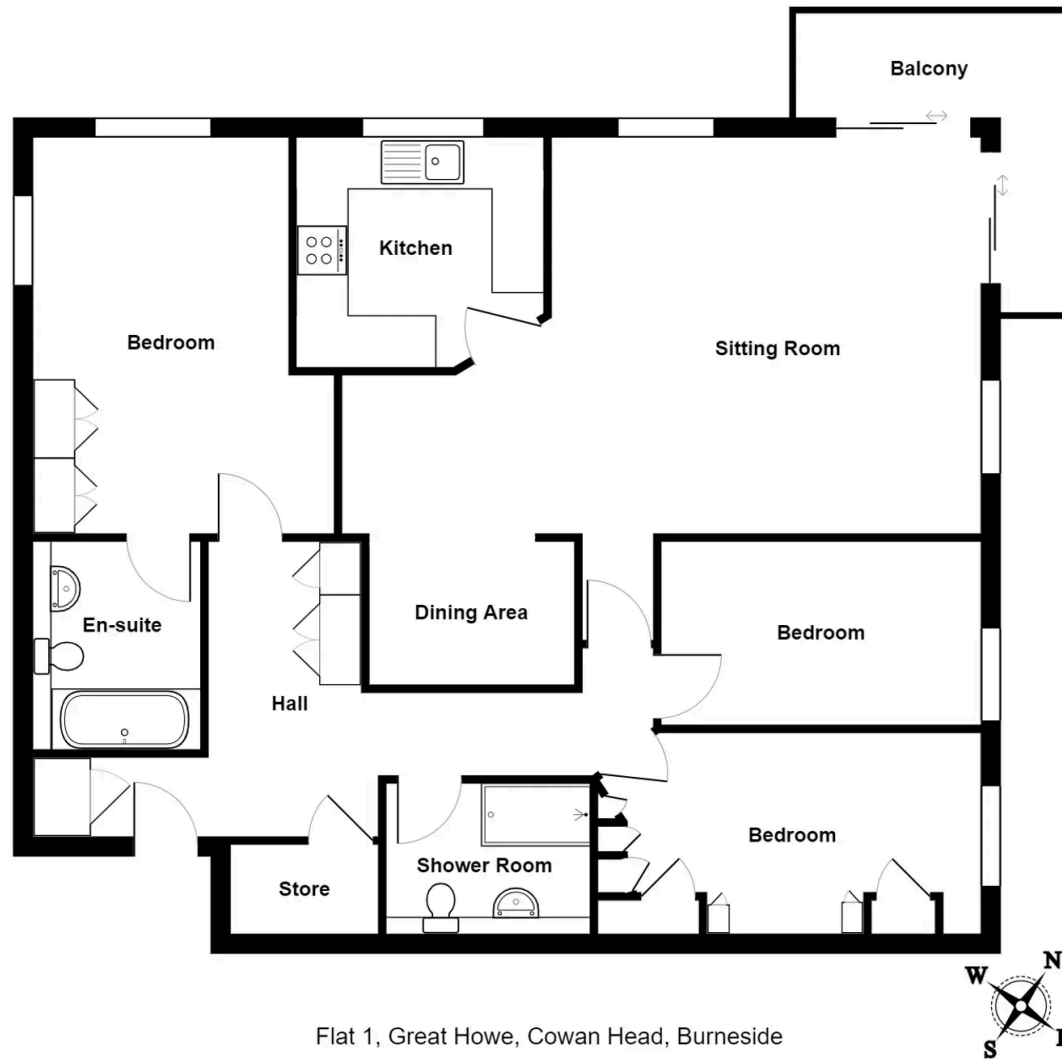
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Flat 1, Great Howe, Cowan Head, Burneside

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