

Cowan Head

£465,000

4 Artlecrag, Cowan Head, Kendal, LA8 9HN

Situated at the popular Cowan Head development, 4 Artlecrag perfectly embodies a wealth of Lakeland charm and contemporary luxury. This delightful three bedroom cottage boasts a serene and secure location whilst enjoying its own enclosed terrace with the perfect view of the River Kent and two private parking spaces. Cowan Head, once the grounds of an 18th-century paper mill, has been artfully transformed, offering residents exclusive access to a private stretch of the picturesque River Kent. Surrounded by beautiful landscapes, the estate features a pristine nine hole golf practice course, a swimming pool, jacuzzi, sauna and steam room.

Spread across two floors, the accommodation unfolds with three double bedrooms, a bright L-shaped living/dining room that seamlessly connects onto a the rear terrace and a fitted kitchen. Number 4 has been lovingly maintained by its current vendor for the past 24 years and with its idyllic countryside setting and a history of cherished memories, this cottage s

Quick Overview

Delightful countryside cottage
 Spacious 23' L-Shaped living/dining room
 Fitted kitchen
 Three double bedrooms
 En-suite four piece bathroom
 Shower room
 Enclosed rear terrace
 Beautiful River Kent & countryside views!
 Two private parking spaces, one undercover
 Ultrafast broadband available



3



2



1



C



Ultrafast
broadband
available



Two private parking
spaces, one undercover

Property Reference: K6836



Kitchen



Kitchen



Dining Area



River Kent

Location: From junction 36 of the M6, proceed along the primary A591, following the indications for Windermere at the Plumgarth's Roundabout. Carry on along the narrow dual carriageway, and upon descending the hill, you'll pass a filling station on your right. Take the initial right turn indicated by signage for Burneside and Cowan Head. Follow this road for approximately three-quarters of a mile, then make a left turn at the Cowan Head signpost. 4 Artlecrag will be situated on the right-hand side shortly after passing through the gates to Cowan Head.

Set in 47 acres on either side of the River Kent the residents of Cowan Head enjoy the benefits of private riverbank fishing for brown trout and salmon in season, an indoor swimming pool with Jacuzzi, sauna and steam room and a 9 hole well maintained practice golf course.

Property Overview: Nestled within the sought-after Cowan Head development, 4 Artlecrag is a three bedroom cottage located in a tranquil yet secure setting, complemented by its own enclosed terrace boasting beautiful views of the River Kent, along with two private parking spaces. Embraced by breathtaking scenery, the estate features amenities such as a pristine nine-hole golf course, alongside a swimming pool, jacuzzi, sauna, and steam room. Spread over two floors, the cottage encompasses three double bedrooms, a L-shaped living/dining area and a fitted kitchen. Moving throughout the property it is clear to see how well the cottage would fit a number of buyers needs; whether you are looking for a secure lock up and leave or a permanent base on the fringes of the Lake District National Park.

From entering the cottage, there is more to this property than meets the eye, with a welcoming entrance hall with stairs rising to the first floor and doors leading to the kitchen and living room.

The kitchen is fitted with a range of wall, base and drawer units with solid oak countertops and inset composite sink with half bowl, waste disposal and drainer. Kitchen appliances include; a built-in oven, microwave, induction hob and concealed extractor fan over. Integrated appliances include; a fridge, freezer, washing machine and dishwasher. Attractive tiled flooring and tiled splashbacks.

The spacious 23' L-shaped living/dining area features a patio door, leading you directly to the enclosed terrace, where you can relish views of the River Kent and the surrounding countryside. Bathed in natural light, this room serves as an ideal setting for entertaining friends and family, while also including a convenient under stairs cupboard for everyday storage needs.

Upstairs on the landing there is access to the loft space via a hatch. There is an airing cupboard housing the hot water cylinder with wooden shelves, perfect for linen.

Bedroom one is a generous sized room and enjoys a picturesque view overlooking the River Kent, enhanced by built-in wardrobes and an en-suite bathroom. The en-suite features a four-piece suite in white, comprising a panel bath with a shower overhead, a pedestal wash hand basin, a W.C and a bidet.

Bedrooms two and three are again both good-sized double rooms with a delightful outlook over the front aspect. Bedroom 2 includes a storage cupboard with a wall-mounted boiler, a good spot for drying laundry.



L-Shaped Living/Dining Room



L-Shaped Living/Dining Room



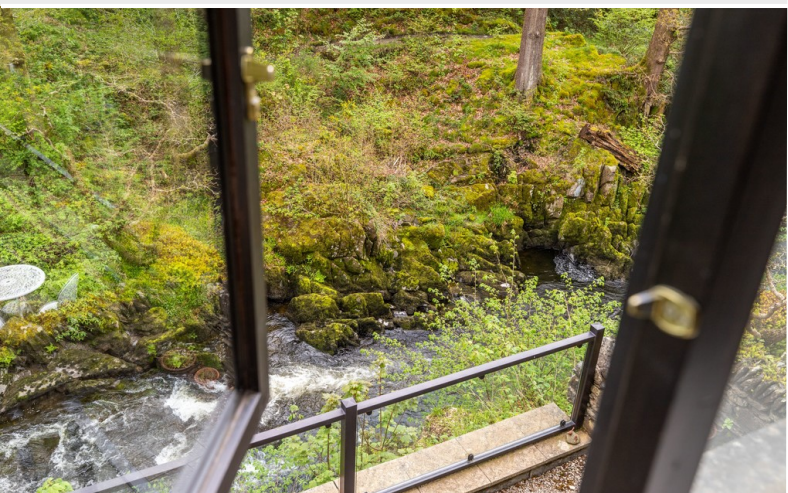
Bedroom Three



Bedroom Two



Shower Room



View from Bedroom One

Completing the picture is the house shower room, with part tiled walls, WC, shower cubicle and a pedestal wash hand basin. Storage cupboard.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Fitted Kitchen

13' 1" x 9' 2" (3.99m x 2.79m)

Spacious L-Shaped Living/Dining Room

23' 7" x 12' 10" (7.19m x 3.91m)

First Floor:

Landing

Bedroom One

13' 1" x 10' 10" (3.99m x 3.3m)

En-suite Bathroom

Bedroom Two

13' 1" x 10' 10" (3.99m x 3.3m)

Bedroom Three

15' 1" x 9' 3" (4.6m x 2.82m)

Shower Room

Outside: The outdoor space includes an enclosed rear terrace with paved patio. Offering captivating views of the river and countryside. Additionally, there's a decked patio accessible from the living room, leading down with steps.

The cottage benefits from two allocated parking spaces, one is undercover and a storeroom ideal for golf clubs or bikes.

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 water, drainage, gas and electricity.

Council Tax: Westmorland and Furness Council – Band F

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 £1,750.00 per quarter for the year 2024/2025 including the Ground Rent and a contribution to the sinking fund.

Viewings: Strictly by appointment with Hackney & Leigh Kendal



Bedroom One



En-Suite Bathroom



Rear Enclosed Terrace



Rear Enclosed Terrace



Front Aspect

Office.

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

What3Words: ///receive.flexibly.cheetahs

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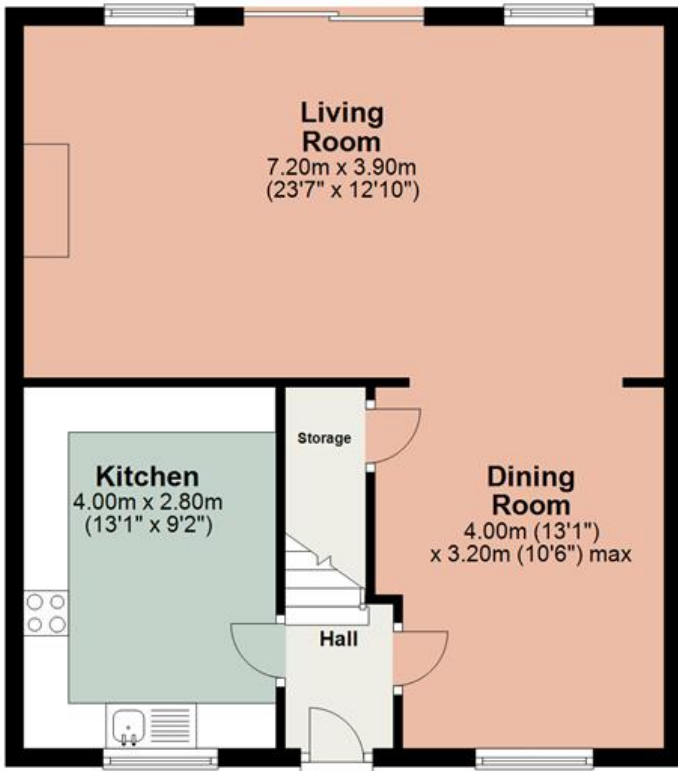


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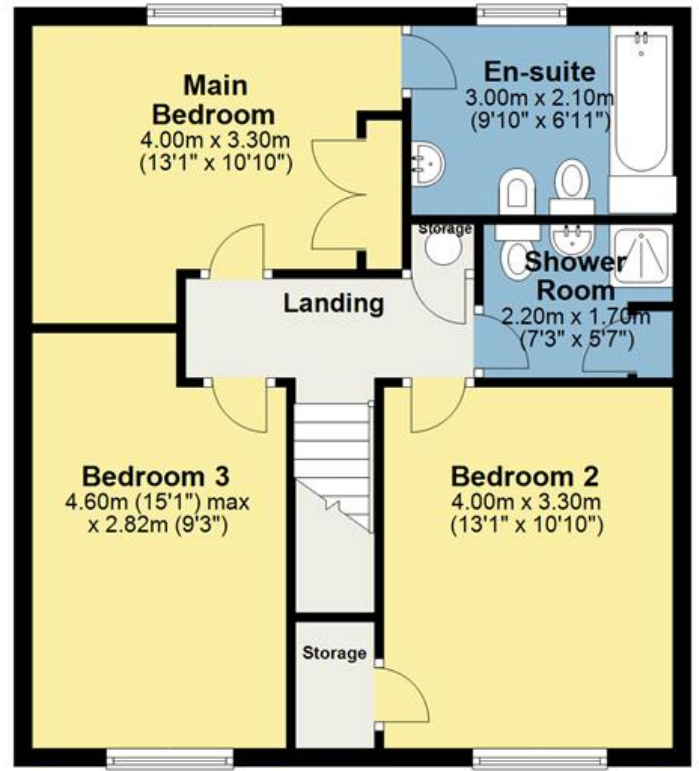
Ground Floor

Approx. 57.2 sq. metres (615.6 sq. feet)



First Floor

Approx. 57.3 sq. metres (617.0 sq. feet)



Total area: approx. 114.5 sq. metres (1232.6 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

A thought from the owners... a wonderful relaxing and peaceful environment. Lots of lovely walks from your doorstep and a perfect spot for bird watching!

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