



Cowan Head

£435,000

2 Great Howe, Cowan Head, Kendal, Cumbria, LA8 9HL

Welcome to an unparalleled lifestyle at this prestigious gated development. Number 2 Great Howe is a spectacular, fully renovated 3 bedroom apartment in a perfect position within this development to take advantage of the views from the wrap around balcony accessed from the open plan living space.

Having undergone a rolling program of modernisation works, this property will appeal to the most discerning of buyers. Offering generous modern spaces, en suite facilities and utility room, alongside the many facilities available within the Estate including 47 acres of wonderful grounds, swimming pool complex, 9 hole golf course and being located on the edge of the Lake District National Park is only a short drive from the impressive waters and fells.

Quick Overview

- Stylish 3 bedroom apartment
- Fully renovated throughout
- Modern open plan living dining kitchen
- Stunning views
- Contemporary bathroom and en suite facilities
- Prestigious gated development
- Tranquil setting in open countryside
- Excellent facilities including swimming pool and golf course
- Dedicated parking for 2 vehicles
- Openreach Superfast Broadband available



3



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Openreach available



Dedicated Parking

Property Reference: K6862



Entrance Hall



Shower Room



Bedroom Two



Bedroom Three

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, Great Howe is the 2nd block on the right hand side.

Property Overview This exceptional property offers a unique blend of luxury, tranquillity, and convenience, all set within 47 acres of meticulously maintained grounds. Imagine enjoying your morning coffee overlooking breathtaking views of the undulating open countryside.

Residents have exclusive access to a range of unique facilities designed to enhance your lifestyle. Tee off at the private 9-hole golf course, perfect for both seasoned golfers and those looking to take up a new hobby. After a round of golf, unwind at the state-of-the-art swimming pool complex, where you can enjoy a leisurely swim or a vigorous workout.

The vendors have meticulously renovated this property to create a beautiful contemporary home with replacement kitchen, bathroom and en suite, Amtico flooring fitted and recently installed carpets, doors and utility space. This is truly an unrivalled finish!

Once inside this development, you will appreciate the high level of finish throughout, the entrance hall houses the walk-in airing cupboard and cylinder and gas fired boiler. Wall mounted security entry phone and 2 radiators.

The open plan living kitchen diner is a truly impressive room with floor to ceiling sliding doors within the living space leading out to balconied area, generating an abundance of natural light and views over the River Kent and open countryside. The attractive wood effect flooring runs throughout this room and there is feature wall lighting and further double glazed windows. Within the spacious formal dining space there is a feature mirrored wall with high quality built in sideboards beneath. The kitchen space is a budding chefs delight offering a state-of-the-art recently installed kitchen boasting a range of built in NEFF appliances including combi oven and microwave, additional hide and slide door oven, 4 ring induction hob with concealed extractor, dishwasher and AEG washer/dryer. There is a comprehensive range of wall and base units with underlighters and stunning Silestone worksurface extending to a breakfast bar area. UPVC double glazed window.

The useful utility space offers an area to hang coats and store boots and shoes. There are base units housing a single drainer sink and contour worksurface.

Off the lengthy hallway there are 3 double bedrooms, Bedroom One enjoying a range of built in wardrobes and having 2 double glazed windows allowing natural light to flow in. The modern replacement en suite bathroom offers luxury and privacy and comprises concealed cistern WC, vanity wash hand basin and tiled panelled bath with Hans Grohe chrome shower over. Tiling to walls, heated rail, extractor fan and downlighters. The second bedroom also boasts a good range of



Bedroom One



En-Suite Bathroom



Modern Kitchen



Dining Area



Views from the balcony



Views

built in wardrobes and has a UPVC double glazed window. Bedroom 3, again spacious enjoys a river view from UPVC double glazed window.

The family shower room has also been replaced in recent years and comprises: a WC, vanity wash hand basin, corner shower with chrome shower over. Heated towel rail, extractor fan, downlighters and tiling to walls.

Conveniently located, this development offers the best of both worlds – a peaceful retreat with easy access to nearby amenities. Whether you're looking for a permanent residence or a holiday home, this property provides an exceptional opportunity to experience the very best of the Lake District.

Don't miss your chance to become part of this exclusive community. Contact us today to arrange a viewing and discover the lifestyle that awaits you in this extraordinary development.

The accommodation comprises:

Communal Entrance Lift access and security entry keypad.

Entrance Hall

Living Room

17' 0" x 16' 4" (5.20m x 5.00m)

Open Plan Dining Kitchen

22' 3" x 10' 5" (6.80m x 3.20m)

Bedroom One

16' 4" x 9' 10" (5.00m x 3.00m)

En Suite Bathroom

Bedroom Two

14' 9" x 8' 10" (4.50m x 2.70m)

Bedroom Three 13' 1" x 7' 2" (4.00m x 2.20m)

Utility

Shower Room

Outside The apartment benefits from two allocated parking spaces, and a large storeroom ideal for the 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, mains electric, mains drainage.

Replacement windows were fitted in 2015.

Tenure Leasehold for the residue of a 999 year lease which commenced on 30th June 1996. 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



Living Room



Modern Kitchen



Golf Course & The Estate



Golf Course



Aerial Shot

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 £1750 per quarter for the year 2024/2025 including the Ground Rent and a contribution to the sinking fund.

Council Tax Westmorland and Furness - Band G

Viewings Strictly by appointment with Hackney & Leigh Kendal Sales Office.

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

What3words ///flocking.essential.messy

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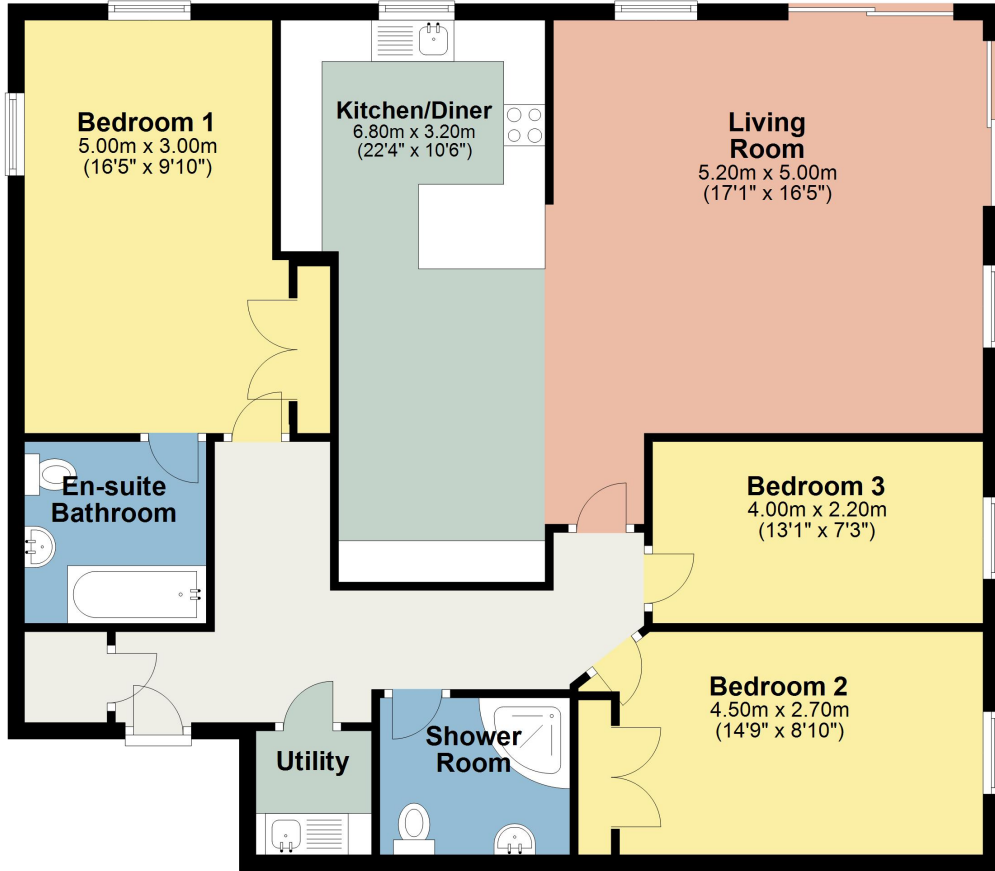


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Ground Floor

Approx. 112.6 sq. metres (1211.8 sq. feet)



Total area: approx. 112.6 sq. metres (1211.8 sq. feet)

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

A thought from the owners..."This is such a beautiful environment to live in, we are only selling to buy a larger apartment in the same development (as many other residents have also done!).

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