



Cowan Head

£300,000

8 Mill Cottages, Cowan Head LA8 9HQ

Situated in the tranquil surroundings of Cowan Head, 8 Mill Cottages is a delightful two-bedroom Lakeland cottage. Boasting a prime riverside position along the River Kent. Despite its peaceful location, the property remains conveniently close to the vibrant tourist destinations of Kendal, Windermere, and Bowness, making it a perfect choice for both a permanent residence and a promising investment opportunity.

Located along the scenic Dales Way, this cottage offers immediate access to excellent walking and cycling routes, with numerous local pubs and restaurants to enjoy along the journey providing a peaceful rural setting on the edge of the Lake District National Park.

Quick Overview

Characterful detached cottage

Two bedrooms

Fitted kitchen

Open plan living

House bathroom

Perfect weekend retreat

Peaceful location with riverside views

Stylish bathroom

Off-road parking

Superfast broadband available*



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Superfast
available



Off road
Parking

Property Reference: K6982



Living Room



Living Room



Kitchen



Kitchen/Living Room

Located along the scenic Dales Way, this cottage offers immediate access to excellent walking and cycling routes, with numerous local pubs and restaurants to enjoy along the journey providing a peaceful rural setting on the edge of the Lake District National Park.

Upon entering this peaceful property, the sun room is a peaceful place to sit on a summers morning with your coffee. The entrance porch has space for hanging up coats and boasting a built in book shelf. You are then welcomed into a open-plan living area that seamlessly flows into the kitchen. The living space features attractive flooring and a cosy display wood burner on a slate hearth, creating a warm and inviting atmosphere. A window offer a pleasant outlook to the front, filling the room with natural light.

The kitchen is fitted with a range of wall, base and drawer units with a stainless steel sink . Kitchen appliances include a 4 ring hob with an extractor fan, a built-in oven and plumbing for a washer/dryer. This space is practical for everyday needs.

As you ascend the stairs, you reach a landing that provides access to a loft, offering additional storage potential.

The main bedroom having exposed beams is a bright and spacious double room, looking out on to the River Kent and across the Valley over to Potter Fell. The second bedroom can be used as a single bedroom, a study, or even a storage room, depending on your needs. This room also has access to a airing cupboard.

The bathroom is stylish, featuring a four-piece suite, including a walk in shower, a wash hand basin, bidet and a WC. Also having a heated towel rail.

Outside there is an off road parking space for one vehicle and hardstanding for a small patio set/bench.

Accommodation with approximate accomodations:

Ground Floor:

Entrance Porch/Sun Room

Living Room 14' 9" x 11' 10" (4.52 x m x 3.61m)

Kitchen/Dining Room 13' 11" x 10' 4" (4.26m x 3.16m)

First Floor:

Bedroom One 13' 9" x 10' 5" (4.20m x 3.20m)

Bedroom Two 9' 2" x 5' 10" (2.80m x 1.80m)

Parking: There is an off road parking space for one vehicle.

Property Information:

Tenure: Freehold.

Council Tax: The property is exempt due to use as a holiday let.

Services: Mains gas, mains water and mains electricity.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. However the septic tank arrangement is under process with the utility companies to get all the cottages connected to mains sewers so there will be no need for septic tank usage. This will be at the expense of the Utility company.

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

What3words & Directions: ///strong.stands.shredding

From Windermere, take the main A591 towards Kendal. Just before the Plantation Bridge garage and the Lakeland Great Outdoors Store, turn left at the signpost for Bowston and Cowan Head. Follow the road towards Bowston, then turn left into the lane signposted for Cowan Head. Continue along this lane until you reach the end, where No. 8 is the first cottage on your left-hand side.

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

Disclaimer:

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 16/08/2024.

Anti-Money Laundering Regulations (AML)

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 One



Bedroom One



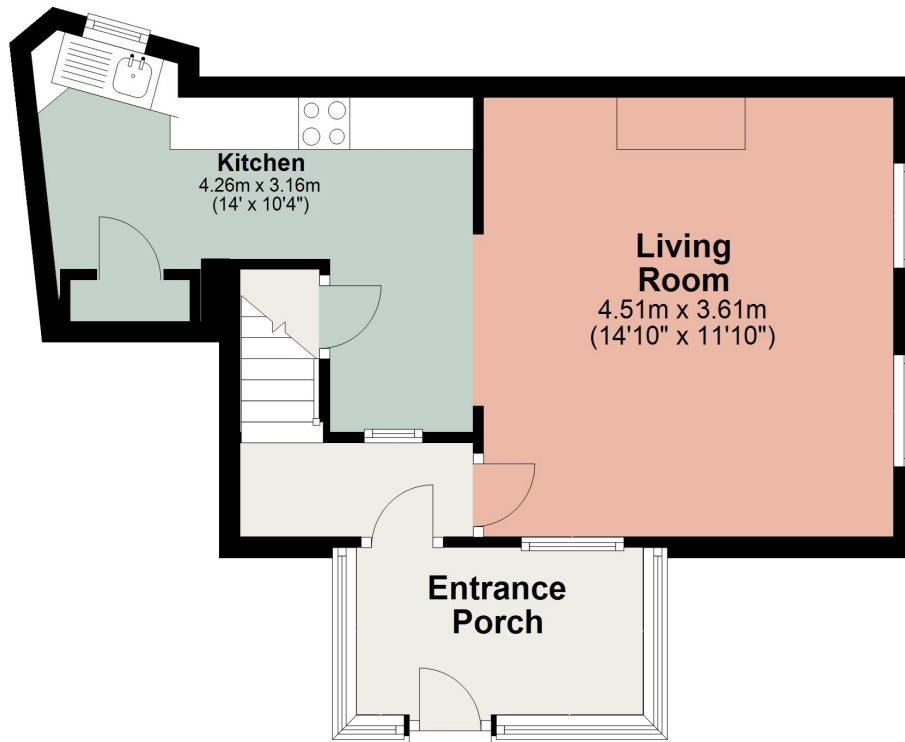
Bedroom One



Views

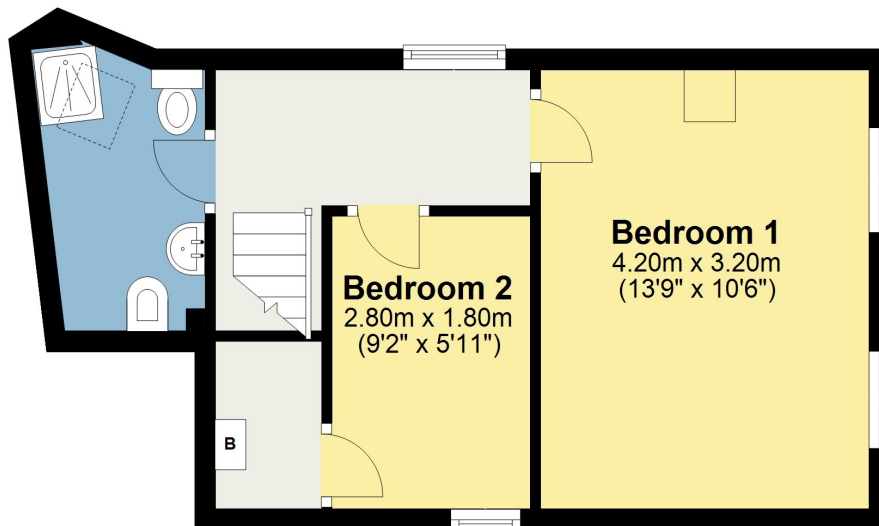
Ground Floor

Approx. 36.2 sq. metres (390.2 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



Total area: approx. 66.0 sq. metres (710.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check

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