



9 Falcon Crag
Cowan Head | Burneside | LA8 9HL

FINE & COUNTRY

9 FALCON CRAG







An extremely rare opportunity has arisen to acquire a luxurious, three bedroomed penthouse spread over three floors at the highly sought after Cowan Head development, a private 47 acre estate set just on the edge of the magnificent Lake District National Park. This tranquil and secure community was created on the site of a former 18th century paper mill and has been meticulously designed and built in stages over recent years to provide luxurious, riverside living with exclusive access to a private stretch of the River Kent with fishing rights, a pristine 9 hole golf course and indoor leisure facility with swimming pool, Jacuzzi, sauna and steam room. The Penthouse enjoys superb views from the glazed balcony directly over the River Kent and across the golf course towards the rolling countryside beyond. The privacy and exclusivity of owners residing at Cowan Head is maintained by a restriction against holiday letting throughout the site.

The picturesque Cowan Head estate can be found only a few minutes drive from the tourist hotspots of Bowness and Windermere and the glorious Lake District. Nearby Kendal, 3 miles, provides a wealth of local amenities by way of a well supported high street and out of town retail outlets as well as mouth watering restaurants and a host of bars and cafes. Oxenholme station, 4 miles, serves the West Coast main line rail service providing access to London in 2 ½ hours with direct links to Manchester Airport and for road users, Junction 36 of the M6 is less than a 15 minute drive. Excellent first and second stage schooling is available at Windermere, Sedbergh and Lancaster.

The Penthouse occupies the third and fourth floors of the building known as Falcon Crag and benefits from both stair and lift access. The property has been lovingly cared for and updated by the current vendors who made Cowan Head their second home for a number of years. The accommodation offers sumptuous and stylish accommodation across three floors, beautifully dressed with elaborate plaster and crown mouldings. The graceful entrance hall leads to a magnificent lounge and dining room. The glazed, private balcony accessed directly from the lounge affords you a superb sight of the River Kent and golf course below. The modern breakfast kitchen with central breakfast area provides sophisticated facilities for the modern cook to include Neff and Bosch appliances, neatly leading through to a useful store/laundry room. A light and spacious master bedroom perfectly situated on the ground floor of the apartment provides ample storage by way of built in fitted units and wardrobes. A modern four piece en-suite offering a bath, shower cubicle, bidet, and vanity hand basin and WC and in addition a separate shower room. The first floor, which is reached by a staircase from the hallway leads to a further two large double rooms, both in addition to a family size bathroom all the rooms have large Velux windows looking out over the golf course completing the bedroom accommodation on this floor. A huge advantage to complete this stunning apartment is a large entertaining room which is currently arranged as a games room with entertaining area, but could equally be 2 additional bedrooms. To one corner is a stone built in bar, which has a stainless steel sink unit. There are wooden beams to the ceiling and Velux windows and a dormer window enjoying views across the gold course. There are several storage areas under the eaves. Off the games room, on the landing is another storage area and a separate cloakroom comprising of a white pedestal wash hand basin and a WC. Stairs from the games room lead up to a unique galleried landing and a home office with built in storage and shelving units underneath exposed trusses.





























The extensive and well maintained grounds surrounding Cowan Head are accessed by high level privacy and security including remote video link to the main gated entrance. Domestic animals are permitted on site. Outstanding 360 degree views take in the River Kent, Kentmere Valley and far reaching vistas of the natural rolling landscape. The leisure facilities are superb and offer an indoor swimming pool with surrounding terrace area, steam room and sauna available exclusively for residents. Two private and large parking spaces sit beneath the Falcon Crag building, in a communal area and additional, unassigned spaces are available for visitors if required. A useful, private store room can be found on the lower ground floor, ideal for golf clubs, outdoor equipment etc.





Directions

From M6 J36 follow the main A591 following signs for Windermere at the Plumbgarths Roundabout. Continue along the small dual carriageway and as the road drops down the hill pass the filling station on the right and take the first right turning signposted Burneside and Cowan Head. Follow the road for approx. $\frac{3}{4}$ of a mile and turn left at the Cowan Head signpost. The gated site is accessed via secure key entry. The Penthouse sits within the building known as Falcon Crag and is no. 9.

Services

Mains gas, water, electricity and drainage.

Tenure

Long leasehold for the balance of a 999 year lease. The freehold is vested in the Management Company, each resident being a shareholder in that company. An annual service charge of £4,080 covers full maintenance of the development including lifts, heating and cleaning of common parts, leisure facilities, gardens, ground keeping and buildings insurance. A further £1,500 is paid directly into the sinking fund each year.

Council Tax Band

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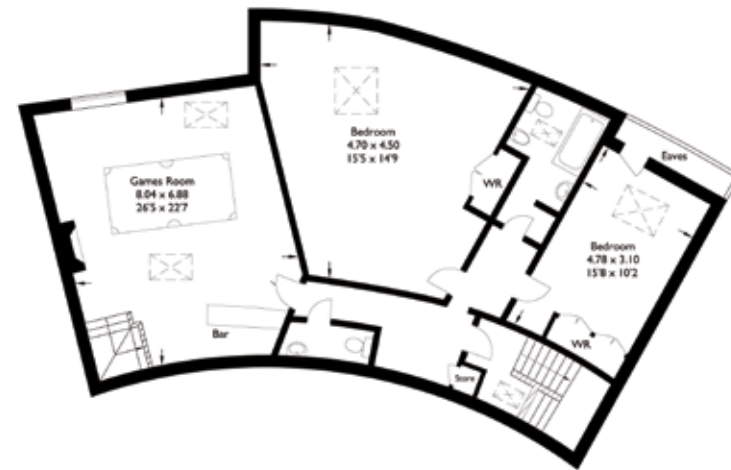
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Approximate Gross Internal Area : 245.35 sq m / 2640.92 sq ft

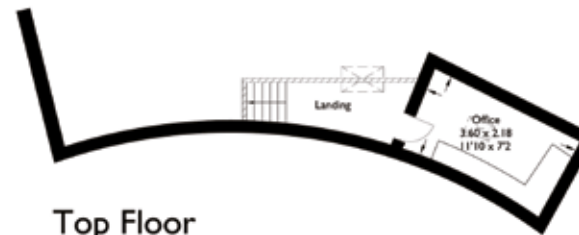
Total : 245.35 sq m / 2640.92 sq ft



Lower Floor



Middle Floor



Top Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 14.02.2022





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