



3 Haverigg
Burneside | The Lake District | LA8 9HL

FINE & COUNTRY

3 HAVERIGG



COWAN
HEAD





A development like no other. Popular as both primary residences and as second homes, the apartments at Cowan Head are different to anything else available in the Lake District.

This tranquil and secure residential community was created on the site of a former 18th century paper mill and has been meticulously designed and built in stages over the last twenty or so years to provide luxurious, riverside cottages, apartments and duplexes set within 47 acres and all having exclusive access to a private stretch of the River Kent with fishing rights, a 9 hole golf course and an indoor leisure suite with swimming pool, spa, sauna and steam room. Footpaths open up to a network of great local walks in the wider area. Rain or shine, there is something to do here.

An extremely well presented three bedroom apartment situated in one of the prime positions within the ever popular riverside development of Cowan Head, with stunning views over the mill pond and fells beyond. 3 Haverigg is arranged over two floors providing spacious living with three double bedrooms, breakfast kitchen, open plan living area & a games/entertaining room. This apartment is extremely well placed and internally very well presented throughout and we recommend further inspection not only to appreciate the position of the apartment but also the space and superb views it offers. The Cowan Head development is very well managed and offers a high level of privacy and security, only a few minutes drive from the busy honey pot of Bowness on Windermere and the lake, the market town of Kendal which has a west coast main line rail station link to London and Junction 36 of the M6. Privacy is maintained with the development being for the exclusive use of residents and a restriction against holiday letting. Set in the heart of the countryside in the high quality riverside development of Cowan Head, this apartment is ideal for relaxed permanent living, or as a personal bolthole, with unique on-site facilities available all year round.

Entering 3 Haverigg into a large entrance hall which gives access to all rooms. The thoughtful layout of this property leads into the open plan lounge and dining area offering an excellent triple aspect room with both river and views of the golf course and surrounding fells. The two sliding patio doors open out on to balcony terraces and allow unobstructed views of the pleasant surroundings, with more than enough space for outside seating areas. There is an integral BOSE sound system installed in the property making this the ideal place for entertaining. The apartment benefits from a large and very useful storage cupboard. Into the kitchen, which has recently been newly fitted with charcoal grey base units and light grey top cupboards and light grey sink unit with complementing work tops. A breakfast bar area with two stools under and Integrated Lamona appliances including 4 ring induction hob, oven, extractor fan, dishwasher, fridge freezer and a black inset 1 & ½ bowl sink unit. 3 Haverigg benefits from a generous sized master bedroom, with patio doors leading to a balcony overlooking the river Kent. An archway from the master bedroom leads into a large range of fitted floor to ceiling wardrobes and low level drawers and dressing table. To complete the master bedroom is finished with an ensuite comprising, spa bath with Victorian shower attachment, bidet, WC and vanity unit with inset wash hand basin. Fully tiled walls, shaver socket, down lights and extractor fan. The second bedroom could also be utilised as a study and comes complete with fitted wardrobes, which houses 2 single pull down beds. Fitted drawers and corner desk complete this bedroom/study area. A fully tiled, 3 piece white suite comprising of a large walk in double door shower unit with Bristan shower, WC and vanity unit with wash hand basin.





















A huge advantage to complete this stunning apartment is a large area which is currently arranged as a games room and entertaining area, with a recent addition of a third double bedroom. To one corner is a built in bar, which has a stainless steel sink unit. There are wooden beams to the ceiling and 6 Velux windows. Sliding patio doors lead to a balcony and seating area overlooking the river Kent and the golf course. There are several storage areas under the eaves. Off the games room is a large double bedroom with walk in closet with velux window and ensuite comprising of a shower cubical, pedestal hand basin and WC in white. A further storage area with a pre insulated hot water cylinder and a Valiant boiler.





Access to a large and useful designated storage area from the communal ground floor entrance area, with individual, lockable, storage rooms and a storage area for bins and recycling

Step outside into the grounds of this private estate.

Privacy and security for all residents is a priority here at Cowan Head. Set in 47 acres, the extensive grounds are accessed by a secure entry system including a remote video link from the entrance hall to the main gates.

Gardens and grounds are well maintained by the gardening team and ensure that the estate looks its best year round. Wherever you are on the estate there are great views, taking in the surrounding vista of the naturally rolling landscape, the fells of the Kentmere Valley and the stunning River Kent which flows through with rock pools and the weir. Herons, ducks and kingfishers have been regularly spotted over the years, even salmon in the river – there are fishing rights included for all residents.

One of the main draws of the Cowan Head is the leisure facilities available exclusively for residents. There is an indoor swimming pool with surrounding seating terrace, spa, steam room and sauna.

There is also a 9 hole golf course within the grounds.

Two private parking spaces sit beneath the Haverigg building, in a communal area and there are additional, unassigned spaces available for visitors elsewhere on the estate. A useful, private store room can be found on the lower ground floor, ideal for golf clubs and outdoor equipment it has a light and is shelved.





3 Haverigg

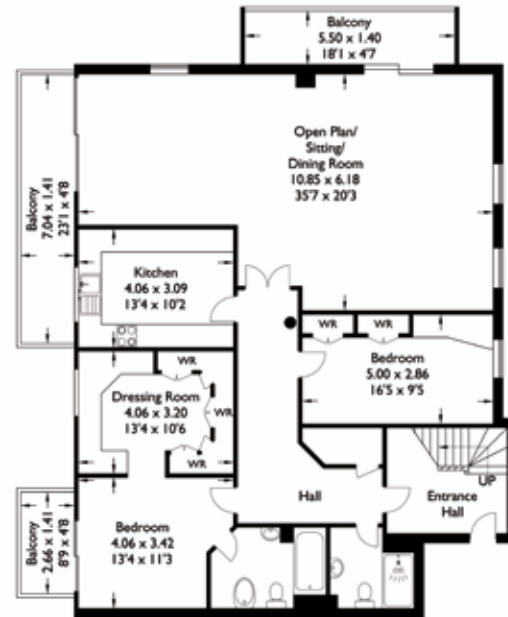
Approximate Gross Internal Area : 280.21 sq m / 3016.15 sq ft

Store Room : 3.06 sq m / 32.93 sq ft

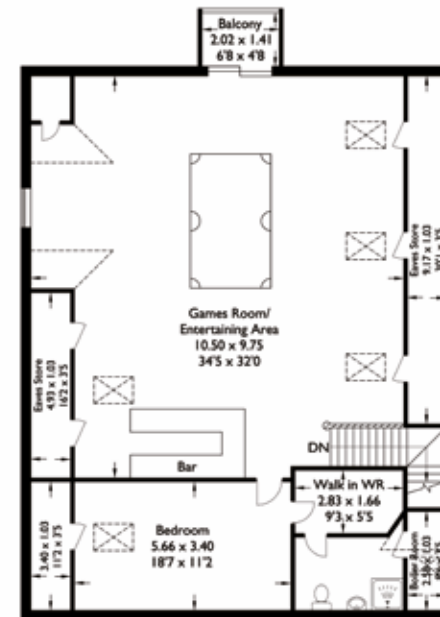
Total : 283.27 sq m / 3049.09 sq ft



----- Restricted Head Height



Second Floor

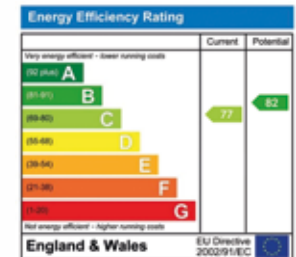


Third Floor



Store

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 11.06.2024



FURTHER INFORMATION

On the road

Kendal	3.9 miles
Windermere	5.9 miles
Oxenholme (railway station)	5.9 miles
Ambleside	10.3 miles
M6 J36	11.9 miles
Grange over Sands	17.5 miles
Manchester	79.1 miles
Manchester airport	86.2 miles
Liverpool airport	91.8 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Superfast Highest available download speed 74 Mbps Highest available upload speed 18 Mbps

Mobile

Indoor: EE, Three, O2 and Vodaphone reported as 'limited' for both Voice and Data services.

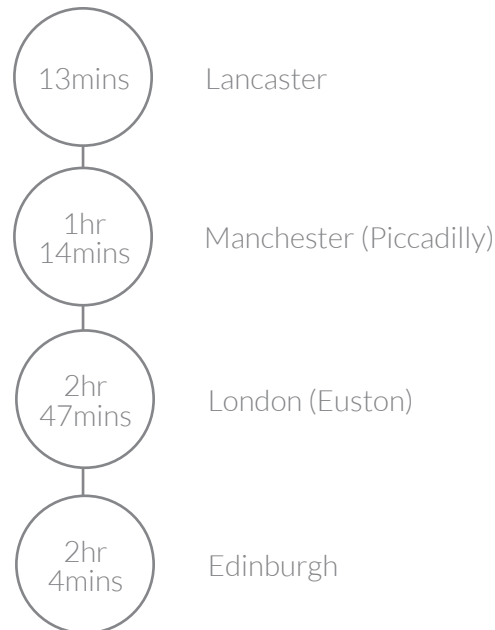
Outdoor: EE, Three, O2 and Vodaphone reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Windermere with frequent services to Oxenholme.



Schools

Primary

Staveley CoE Primary School
There is a choice in Kendal and Windermere

Secondary

Queen Katherine School and Kirkbie Kendal (both in Kendal)
The Lakes School (Troutbeck Bridge)

Additionally, Windermere School is a co-educational private school (3 – 18 years) for boarding, weekly boarding and day pupils

Directions

what3words: ///crowds.hotspots.suitcase

Use Sat Nav LA8 9HL with reference to the directions below:

From M6 J36 take the A591, north of Kendal at Plumgarths Roundabout take the second exit, following signs for Windermere. Continue and after the short stretch of dual carriageway and as the road drops down the hill pass the filling station on the right and take the first right signposted Burneside and Cowan Head. Follow the road for approx. 0.75 mile and turn left at the Cowan Head signpost. The gated site is accessed via secure key entry.

Local Authority

Westmorland and Furness Council

Local leisure activities

Cowan Head has its own leisure suite and golf course, but if you feel the need to venture further afield then there is much to offer from this highly accessible location. Here are our highlights:

Walk, hike, climb, cycle on land
Wild swimming, paddle boarding, canoeing on water
Sail on Windermere and Ullswater
Motor boating on Windermere
Levens Hall and Holker Hall
National Trust properties - Sizergh Castle, Townend, Wordsworth House and garden, Allan Bank and Hill Top
Golf courses – Carus Green, Kendal and Windermere

Places to eat

A food lovers paradise, we were spoilt for choice and you will no doubt have your own favourites, but here is a selection

Informal dining, cafes and pubs

The Strickland Arms (country pub) and Sizergh Farm Barn (café and farm shop) are both at Sizergh
Hare and Hounds (Levens)
The Punch Bowl and The Black Labrador (both at Underbarrow)
The Plough (Lupton)

The Cavendish Arms (Cartmel)
Heft (High Newton)
Fine dining restaurants
The Samling, Linthwaite House and the Gilpin Hotel (all in Windermere), Forest Side Hotel (Grasmere), L'Enclume and Rogan & Co (at Cartmel)

Great walks nearby

Where do we start?

The Lake District enjoys a network of footpaths and routes, both low level around the lakes and tarns and then rising up to the very highest peaks. From the door you can walk through the woods to Staveley and enjoy a coffee and cake in one of the cafes in Staveley Mill Yard.

Close by is the Kentmere Horseshoe sometimes called the Kentmere Round, it is one of the longest walks in the Lake District traversing all the fells bounding the upper Kentmere valley and its reservoir.

If you like a challenge then there are 214 Wainwright fells to conquer as described in Alfred Wainwright's seven-volume Pictorial Guide to the Lakeland Fells. They all lie within the boundary of the National Park and all but one (Castle Crag) are over 1,000 feet (304.8 m) in height.

Services

Mains electricity, gas, water, and drainage. Gas fired central heating.

Broadband

Superfast speed 68 Mbps download and 16 Mbps upload.

Local Authority charges

Guide price £1,395,000

Council Tax band G

Tenure

Long leasehold for the balance of a 999 year lease which commenced in 1996. The freehold is vested in the Management Company, each resident being a shareholder in that company. An annual service charge of £5100 (2023/24 figure, payable quarterly in advance) covers full maintenance of the development including lifts, heating and cleaning of common parts, leisure facilities, gardens, ground keeping and buildings insurance. A further £1600 (2023/24 figure, also payable quarterly) is paid directly into the sinking fund each year.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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