



4 Ellerbank  
Cowan Head | Burneside | The Lake District | LA8 9HX

FINE & COUNTRY

# 4 ELLERBANK







# KEY FEATURES

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## Welcome to 4 Ellerbank, Cowan Head, Burneside, LA8 9HX

Cowan Head is a prestigious residential development like no other. Popular as both primary residences and second homes, the properties here are incomparable 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 a 25 year period to provide luxurious riverside cottages, apartments and duplexes set within 47 acres. All have 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. From the estate, footpaths open to a network of great local walks in the wider area. Rain or shine, there is always something to do here.

This exceptionally spacious second floor apartment provides extensive accommodation all on a single level. It was purchased new from the developers in 1999 by the parents of the current owners as a second home with the intention of them not only enjoying time here together but also somewhere that was large enough to easily accommodate the whole family getting together from around the country for high days, holidays and celebrations. Buying off plan, they took the opportunity to remodel slightly, the result being a layout which not only provides exceptionally generous living and bedroom space, but also provides a luxurious amount of central circulation space.

Smart, stylish and elegant, this light filled apartment has been updated over the years, most recently in the last few years by the refitting all three bath and shower rooms with contemporary appointments.

The private accommodation offers an entrance hall which opens to a large central hall, with ample space for an office set up. Double doors open to a substantial and dual aspect reception room having doors to a pair of covered balconies. There's a dining kitchen and laundry room, principal bedroom with ensuite bathroom, second double bedroom with an ensuite shower room, a third double room and family shower room.

The apartment enjoys a rare double aspect with views over the rockpool, river and weir, the golf course and Kentmere fells in the background and in the opposite direction to the neighbouring fields and countryside.

A major factor in the success of this development is that, tucked away in a peaceful setting, Cowan Head is extremely easy to reach off the main A591 which runs between Kendal and Windermere and is therefore highly accessible from the M6. The privacy and exclusivity of owners residing at Cowan Head is maintained by a restriction against holiday letting throughout the site. Domestic animals are permitted within the development.

“ My parents bought the apartment as a bolt hole, it wasn't too far from home and it was somewhere the two of them could come and have quiet times and enjoy the walking, or invite friends to join them for the weekends and our family for the holidays. Our children would come and spend time alone with their grandparents which they all looked forward to, lots of happy memories for them all. The children would spend hours in the pool, it was a great way to entertain them on a wet day!

We've our own wonderful memories of time spent here. Relaxing weekends proved to be the ideal balance to hectic working weeks, it's just such an incredibly peaceful place to be; and then holiday time when the wider family was able to come together, we've seen in every New Year here since 2000















# LOCATION

## Location

The beauty of Cowan Head's quiet and highly scenic location is that it sits in a rare pocket of tranquility but surprisingly, is only a short drive to the A591 and from there the whole of the Lake District opens and is waiting to be explored and enjoyed. It is an excellent base, no wonder it has proved so popular with those seeking a main or second residence since first inception over 30 years ago.

On a practical level, the Cumbrian market town of Kendal and Lakeland town of Windermere both offer day to day amenities, supermarkets and services. Oxenholme train station on the main West Coast line is just over 8 miles distant and there are branch line stations to Burneside and Windermere if you preferred not to drive or were welcoming guests by rail.

*“ We've really appreciated the location because it's so close to many great restaurants. We have weekends up here with friends and have enjoyed many memorable meals and occasions locally.*

*Before we got our dog, we would cycle miles and miles from here – over to Arncliffe for fish and chips on the promenade or just across to Staveley for breakfast or lunch. Nowadays with the dog, we walk. The Dalesway footpath passes nearby and gives access to wonderful walking country, all from the front door.*





# STEP INSIDE

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Take the lift or the stairs to the second floor, arriving in the lobby there's the front door for No.4. Stepping inside, the first thing you'll notice is the lovely big central hallway which was remodeled by the developers to provide ample space for furniture, greeting guests and taking coats off without having to navigate a tight space. A room itself, it reflects the generosity of square footage on offer throughout the entire apartment. There's a deep cupboard for coats and a walk-in airing cupboard with extensive shelved storage for towels and linens.

Double opening doors with beveled glass panels open to the wonderful reception room. Ideal for families and entertaining friends, this large space will easily accommodate a crowd with areas for formal dining and relaxed seating, two sets of sliding doors enabling you to spill out onto the dual aspect covered balconies, both of which have glass screens enabling the full views to be appreciated when sat inside. Both covered balconies have outside lighting and tiled floors, the one on the side elevation is a complete sun trap, and individually, this pair of outdoor areas are an absolute delight. One overlooks the neighbouring fields, the other commands an aspect of the rockpool, weir and river – bide your time and you may just get to see the salmon jumping... what a sight! The sound of the river forming an incredibly relaxing soundtrack as you peruse the weekend papers or catch up with a friend over a pot of coffee.

The kitchen has room for a dining table, ideal for breakfast or informal suppers. The seating area is carpeted and has a handy window opening to one of the balconies, so extremely convenient for passing supplies out to those enjoying the sunny outdoor seating area! The kitchen itself is extensively fitted providing super storage and housing integral appliances. A lovely place to wash up, there's a great view across the field opposite to a row of trees along the skyline. The laundry has plumbing for a washer, space for a condenser dryer and for a second fridge or freezer if desired.

The principal bedroom suite is a generous affair, a large bedroom with extensive fitted furniture and space for a sofa. The ensuite bathroom is an absolute treat, exceptionally spacious and worthy of a boutique hotel. It was refitted in 2022 and boasts a double ended bath, large rainfall shower, twin wash bowls on a floating vanity cabinet and a loo. For finishing touches there are illuminated recesses next to the bath and shower. Different levels of lighting are on offer, perfect for enjoying a relaxing soak.

The second double bedroom is also well proportioned and has a range of fitted furniture. The ensuite shower room was refitted in 2021 and comprises a large rainfall shower, floating vanity unit and loo.

The third double bedroom likewise has been fitted with furniture and is served by the family shower room which was also refitted in 2021 in the same style. There's a large rainfall shower, floating vanity unit and loo. The bath and shower rooms all have an illuminated sensor mirror, different levels of lighting and heated towel rail.

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“ *The apartment has been wonderful in terms of us just being able to lock it up and walk away, there's no outside space to worry about, it's all taken care of by the management company. The security of the development gives peace of mind when we're not here and does ensure that it is residents only once inside the gates. It has also been a perfect place for us both to work from home, with ample space for temporary offices and fast broadband connection.* ”





































# STEP OUTSIDE

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## Step outside into the grounds of this fabulous and unrivalled private estate

Of utmost priority at Cowan Head is the security of its residents. 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 and to the entrance door of the apartment block.

Gardens and grounds are well maintained by the dedicated gardening team and ensure that the estate looks its best all 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 the development 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 estate is the leisure facilities available exclusively for residents. There is an indoor swimming pool with surrounding seating terrace, spa, steam room and sauna. A huge bonus of life in Ellerbank compared to some of the other blocks is that there is internal access to the pool so on grey rainy Lake District day (yes, they have been known to happen!) you can walk straight from your front door to the pool side in your bath robe without encountering the outside elements. Perfect!

The estate also offers an exclusive 9 hole golf course.

Two private parking spaces sit beneath the Ellerbank building and there are additional, unassigned spaces available for visitors elsewhere on the estate. A useful, private and lockable storeroom can be found on this level too, ideal for golf clubs, outdoor kit and the like, plus there is a communal bike store.

“The estate facilities have always held a big attraction for our family. We’ve really enjoyed the fishing and over the years have caught (and released) many trout. We’ve always been surprised by how quiet it is in the swimming pool given the number of apartments and, because everyone you come across is a resident (as opposed to holiday lets), they are all very respectful in terms of noise and privacy. Playing a round of golf here is like playing on your own private course, like the pool, it’s very quiet. Our dog is obsessed with retrieving lost balls, we’ve recovered hundreds over the years! There are tables and chairs in the field which are lovely for a picnic or barbecue when there’s a crowd of us.









## 4 Ellerbank

Approximate Gross Internal Area : 211.71 sq m / 2278.82 sq ft

Total : 211.71 sq m / 2278.82 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		83	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 09.09.2024





# FURTHER INFORMATION

## On the road

Kendal	4.8 miles
Windermere	5.9 miles
Ambleside	10.3 miles
Cartmel	18.9 miles
Manchester	79 miles

### Transport links

M6 J36	
11.3 miles	
Oxenholme (railway station)	8.2 miles
Manchester airport	79 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.

## Directions

what3words ///trifling.scoring.allergy

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

From M6 J36 take the A591 as it approaches and then bypasses the town of Kendal. North of Kendal drop down to the Plumgarths Roundabout and take the second exit, following signs for Windermere. Continue, after the short stretch of dual carriageway and as the road drops down the hill you will pass the Esso filling station on the right, now take the first turning 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.

## 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](http://nationalrail.co.uk) for further details.



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

### Further Education

Kendal College  
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)  
Lancaster and Morecambe College  
Lancaster University

## Services

Mains electricity, gas, water and drainage. Gas fired central heating and hot water from a Vaillant boiler in the kitchen capable of control remotely via HIVE. Lutron mood lighting in the main reception room. Cat 5 cabling to main reception room, kitchen and to bedrooms 2 and 3.



## Local leisure activities

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

Within the vast array of Lake District attractions there are many National Trust locations and properties to visit  
Historic houses – Sizergh Castle, Levens Hall, Leighton Hall, Holker Hall and Blackwell  
Brockhole on Windermere, the Lake District National Park Authority's visitor centre  
Abbot Hall Art Gallery, Kendal  
Jetty Museum, Windermere  
Royal Windermere Yacht Club and Windermere Motor Boat

Racing Club, both in Bowness on Windermere  
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in the lakes and tarns  
Golf courses at Windermere, Crook, Carus Green and Kendal  
Live theatres at the Roundhouse in Staveley, The Old Laundry in Bowness on Windermere and The Brewery in Kendal  
Cinemas at The Royalty in Bowness on Windermere, Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal

## Places to eat

The Lake District offers a wide range of options to suit every occasion:

### Informal dining, cafes and country pubs

The Eagle & Child Inn, Staveley  
Within Staveley Mill Yard - Wilf's Café, More? Bakery and Hawkshead Brewery  
Plumgarths Farmshop and cafe  
Low Sizergh Barn, farmshop and café  
Café Italia, San Pietro and Homeground, Windermere  
The Sun Inn, Crook  
The Punch Bowl, Crosthwaite  
The Wheatsheaf Inn, Brigsteer  
Harry's Place at Yew Tree Barn, Low Newton  
The Black Labrador, Underbarrow

### Special occasions

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere  
L'Enclume and Rogan and Co, both in Cartmel  
The Old Stamp House Restaurant, Ambleside  
Forest Side Hotel, Grasmere  
Heft, High Newton

## Great walks nearby

The Lake District enjoys an extensive 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 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.

## Internet Speed

### Broadband

Superfast speeds potentially available from Openreach 74 Mbps download and 18Mbps upload.  
We are informed by the vendors that B4RN (Broadband for the Rural North) broadband is scheduled to be installed late in 2024, B4RN customers receive gigabit (1,000Mbps) speed. Prospective purchasers are advised to make their own enquiries by contacting B4RN direct.  
[www.B4RN.org.uk](http://www.B4RN.org.uk).

### Mobile

Indoor: EE reported as providing no service. Three reported as providing a 'limited' service for both Voice and Data services. O2 and Vodafone are both reported as offering a 'limited' Voice service but no Data service.  
Outdoor: EE, Three, O2 and Vodafone are all reported as offering 'likely' Voice and Data services.  
Broadband and mobile information provided by Ofcom.

*Guide price* £625,000

Westmorland and Furness Council  
Council Tax band G

### Tenure

Long leasehold for the balance of a 999 year lease which commenced in 1998. The freehold is vested in the Management Company, each resident being a shareholder in that company. An annual service charge of £5,023.40 (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 £1,976.60 (2023/24 figure, also payable quarterly) is paid directly into the reserve fund each year.







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices across four continents, we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a 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 and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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