



## Burneside

£450,000

Willow, Gilthroton Farm, Cowan Head, Burneside, Kendal, LA8 9HQ

Welcome to Willow, Gilthroton Farm, a beautifully transformed former farm building, now offering a superb beautifully presented two-bedroom apartment nestled in the serene countryside of Cowan Head. This charming stone and slate residence provides a tranquil escape with breathtaking views of the open countryside, making it an ideal choice for holiday letting or a discreet base in Southern Lakeland. Conveniently located for both Windermere and Kendal, this property promises a peaceful lifestyle amidst nature's beauty.

Upon entering a first floor, you are greeted by an inviting open-plan living, dining and kitchen space that establishes the character of the home.

### Quick Overview

- Superb two bed apartment
- Recently renovated throughout
- Open plan living/ dining kitchen
- Two double bedrooms
- Four piece En suite bathroom and separate shower room
- Views of open countryside from every window
- Gas central heating
- Off road parking & large garden
- No upward chain!
- B4RN broadband available.



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B



B4RN  
Broadband



Ample  
Parking

Property Reference: K7028





Living Room



Dining Area



Kitchen/dining area



Outlook

Upon entering a first floor, you are greeted by an inviting open-plan living, dining and kitchen space that establishes the character of the home. The impeccable attention to detail is immediately evident, blending contemporary style with rustic charm. The kitchen is fitted with an excellent range of sleek high-gloss wall and base units, complemented by a Silestone worktop with a matching upstand. It features an inset sink with a Quooker tap and drainer and a plumbed American-style fridge/freezer along with a range of integrated appliances including a Zanussi oven, a four-ring electric hob, an integrated dishwasher, a washer/dryer. A front-facing window allows natural light to flood the space, with ample room for a dining table.

The living area benefits from a deep-silled window that frames captivating countryside views. This space provides access to the inner hall and the second bedroom, while also featuring a convenient storage cupboard. The inner hall leads to the main bedroom, a shower room and a spacious loft area ripe for conversion that serves as additional storage.

Bedroom one is a generously sized double room with two windows that allow plenty of natural light. The contemporary shower room is well-appointed with a stylish three-piece suite, including a large walk-in shower with tiled walls, a WC and a wash hand basin. All enhanced by stylish tiled floors, a heated towel rail and downlights.

Bedroom two is further spacious double, with a window that perfectly frames the surrounding countryside. Its ensuite bathroom is a serene retreat, featuring a four-piece suite with a luxurious freestanding bath, a walk-in shower cubicle, a vanity unit with a wash hand basin and a WC. The space is enhanced by tiled flooring and walls, an exposed beam, a deep-silled window and a heated towel rail.

Externally, the property boasts two useful outbuildings. One serves as a bike store with power and light, while the second, a larger space, provides additional storage perfect for garden/outdoor equipment and houses the wall-mounted Valliant gas boiler. The property also benefits from ample parking and a generously sized garden. Situated to the left of the property, the generous garden is a tranquil retreat featuring a well-maintained lawn, mature trees and shrubs, a patio with decorative stone chippings and a timber outhouse. It enjoys backing onto open countryside to the rear.

Willow, Gilthroton Farm, is a true countryside haven, offering a perfect blend of comfort and character. Ready for its next owner to move in and enjoy, it is available with no upward chain, making early viewing highly recommended.

Accommodation with approximate dimensions:

First Floor

Open Plan Living/Dining Kitchen

25' 3" x 16' 4" (7.70m x 5.00m)

Inner Hall



### Bedroom One

14' 5" x 12' 5" (4.40m x 3.80m)

### Shower Room

### Bedroom Two

12' 1" x 11' 5" (3.70m x 3.50m)

### Ensuite Bathroom

### Outbuilding

### Coal Store

**Parking:** Off Road Parking

### Property Information:

**Tenure** Leasehold - Held on 999 year lease since 2022.

£5pa Ground Rent

Freehold is 50/50 split between Willow and the neighbouring property.

**Council Tax:** Westmorland and Furness Council

**Services:** Mains gas, mains water, mains electricity and mains drainage

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

**What3Words & Directions:** ///sneezed.basis.neckline

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 just before the electric gates turn left at the signpost stating Willow, head into the former farm yard and Willow can be found on as the first property on your left hand side.

**Viewing:** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering Regulations** 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 Two



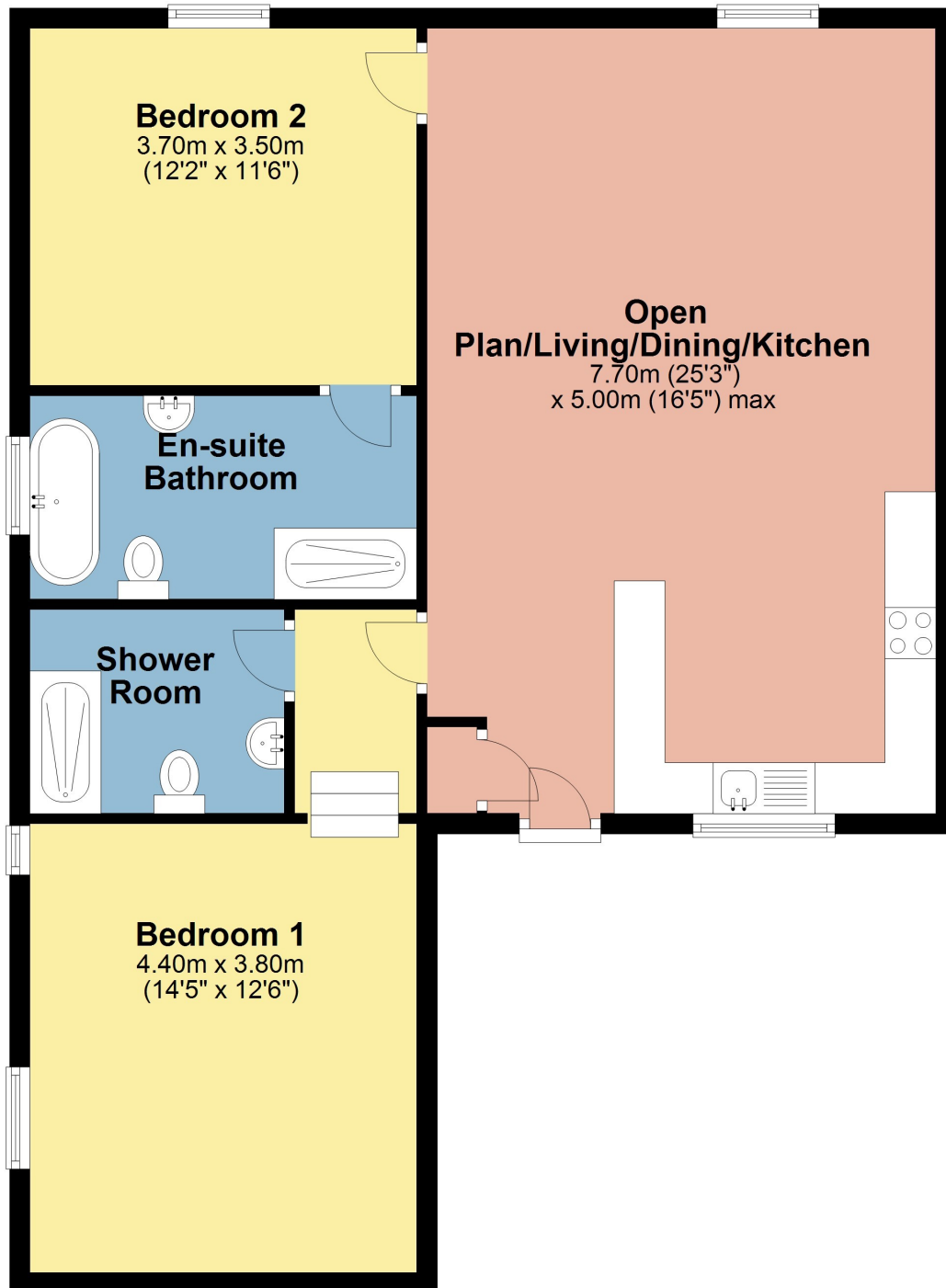
En Suite Bathroom



Garden

## Ground Floor

Approx. 84.1 sq. metres (904.8 sq. feet)



Total area: approx. 84.1 sq. metres (904.8 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 all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:  
Plan produced using PlanUp.

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