

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Cowan Head

£450,000

1 Bannisdale, Cowan Head, Bowston, Cumbria, LA8 9HN

The Cowan Head development comprises of 60 luxury apartments well managed and offering a high level of privacy and security. The apartments are for the exclusive use of residents and it is understood that holiday letting is not permitted. No. 1 Bannisdale is a spacious first floor three bed roomed (one en-suite) apartment with open plan living room having a covered balcony and views towards Kentmere and beyond.

Set in 47 acres on either side of the River Kent the residents of Cowan Head enjoy the benefits of private riverbank fishing for brown trout and salmon in the season, an indoor swimming pool with Jacuzzi, sauna and steam room together with a 9 hole well maintained practice golf course. No. 1 Bannisdale has two covered parking spaces and has the added advantage of being directly attached to the swimming pool complex allowing direct integral access, perfect for nipping down for a morning swim in your dressing gown.

### Quick Overview

Superb Three Bed Apartment  
Spacious Living Dining Room  
Popular Gated Complex Close to The Lakes  
Attractive Large Balcony  
Ideal Lock Up & Leave  
Two Undercover Parking Spaces  
Additional Large Storage Cupboard



3



2



1



C



75 Mbps



X2 Undercover  
Parking Spaces

Property Reference: K6519



Entrance Hall



Living / Dining Room



Dining Area



Kitchen

**Location** Located on the banks of the River Kent on the outskirts of Bowston readily accessible from both Windermere and Kendal set amidst beautiful rural countryside. About 2 miles away, Staveley provides excellent amenities including Spar supermarket, Post Office, church, schools etc.

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 enter through the electric gates, Bannisdale is the first block on the left.

**Property Overview** Situated in a desirable complex and double glazed throughout 1 Bannisdale offers deceptively spacious living with the real benefit of spacious balcony and an additional large storage cupboard fondly called 'The Attic' by the current owners. Moving throughout the property it is clear to see how well the apartment would fit a number of buyers needs; whether you are looking for a secure lock up and leave or a permanent base on the fringes of the Lake District National Park.

From entering the apartment it is clear that there is more to this property than meets the eye, with a spacious entrance hall and deep airing cupboard with ample shelves, housing the water tank it is clear to see that storage is plentiful.

Moving towards the end of the entrance hall a large bright and airy living dining room can be found. With a triple aspect and access to the spacious balcony with electric and lights the room really does invite the outside in.

The kitchen can be found adjoined the living dining room. A spacious room with attractive wall and base units the kitchen comprises; a Bosch oven, Bosch 4 ring induction hob, Nerf dishwasher, Inverter microwave and plumbing for washing machine.

To the rear of the property you will find a superb double bedroom with ample built in wardrobe space. The room boasts an attractive dressing area with built in furniture and a sizeable en-suite complete with bath and shower over, WC, bidet and wash hand basin with large vanity unit. A further double bedroom with built in wardrobes and large single bedroom can be found off the entrance hall.

To complete the picture you will find the house bathroom with part tiled walls, WC, bath with shower overhead and vanity unit with built in wash hand basin.



Balcony





Bedroom One



En-suite Bathroom



Bedroom Two



Bedroom Three

### Living / Dining Room

28' 5" x 12' 2" (8.66m x 3.71m)

### Kitchen

12' 11" x 9' 3" (3.94m x 2.82m)

### Bedroom One

18' 9" x 13' 4" (5.72m x 4.06m)

### Bedroom Two

13' 5" x 10' 11" (4.09m x 3.33m)

### Bedroom Three

13' 5" x 7' 0" (4.09m x 2.13m)

### House Bathroom

**Outside** The apartment benefits from two allocated undercover parking spaces, and a large storeroom ideal for the golf clubs or bikes.

The development of Cowan Head is set within approximately 47 acres of beautiful rural countryside and the grounds include a nine-hole practice golf course. For those who enjoy fishing there are the private fishing rights for the River Kent and for those with dogs a safe dog walking area. The leisure facilities are exclusive to the residents and include a sauna and steam room and a splendid swimming pool with Jacuzzi.



Golf Course



Leisure Facilities



Aerial View



House Bathroom



**Services** Mains water, drainage, gas and electricity.

**Council Tax** South Lakeland District Council – Band F

**Tenure** Leasehold for the residue of a 999 year lease. The freehold belongs to the management company with each resident being a shareholder in that company. An annual service charge is levied which covers the upkeep and maintenance of the building including painting of external woodwork, windows, balcony etc and surrounding gardens and grounds including the golf course, heating, lighting and cleaning of the communal areas including the superb leisure facilities and building insurance.

This charge is £1750 per quarter for the year 2024/2025 including the Ground Rent and a contribution to the sinking fund.

**Viewings** Strictly by appointment with Hackney & Leigh Kendal office.

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

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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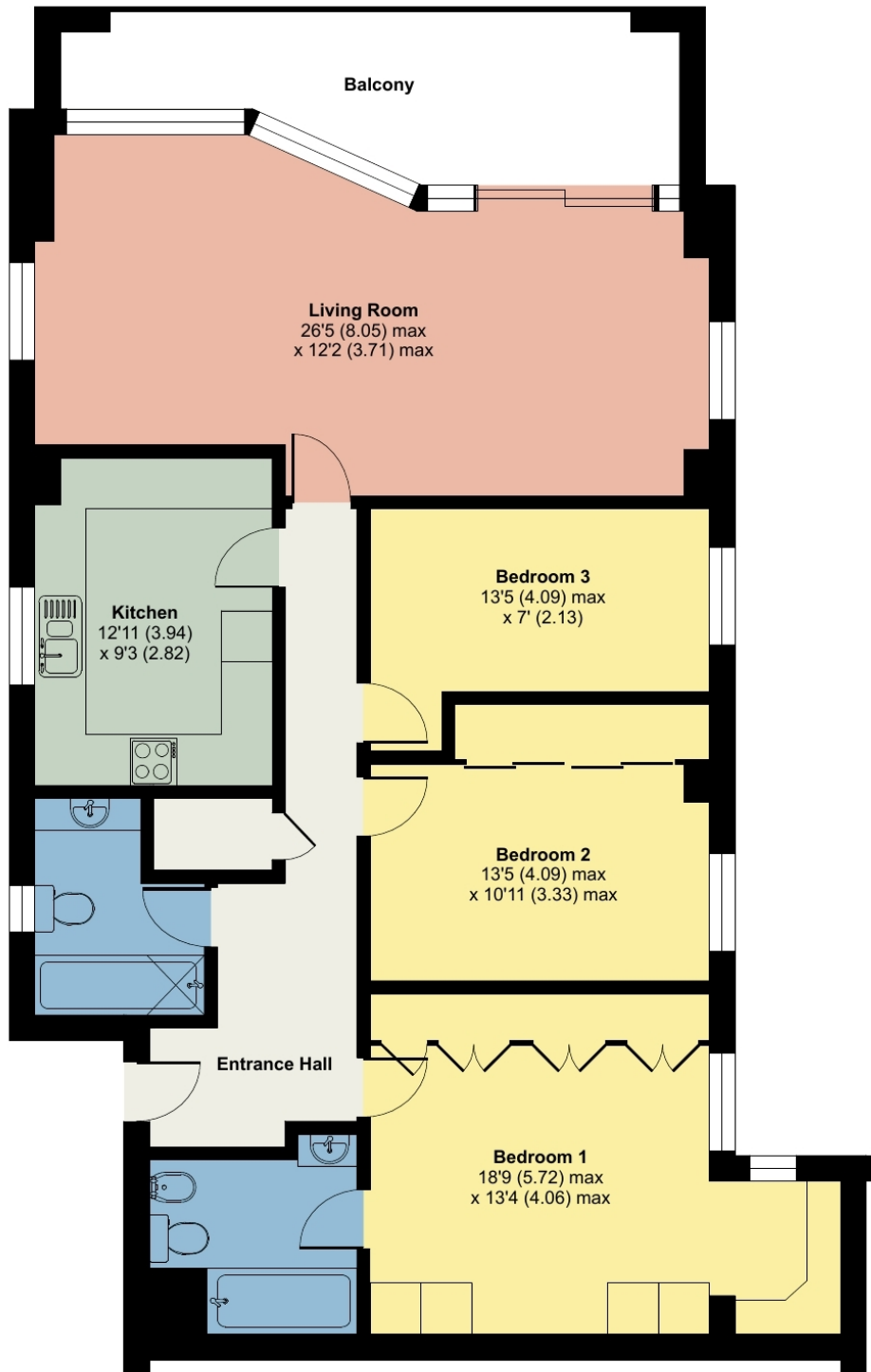
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# Cowan Head, Burneside, Kendal, LA8

Approximate Area = 1174 sq ft / 109 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hackney & Leigh. REF: 869124

A thought from the owners...

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