



Capplebarrow

Cowan Head, Kendal, LA8 9HL

Offers In The Region Of £325,000



- Large 3-Bed Duplex Apartment
- Open Plan Kitchen/Day Room
- Bedroom One Ensuite
- Wonderful Tranquil Setting
- 9 - Hole Golf Course & Fishing Rights

- Located in Exclusive, Gated Development
- Riverside Balcony
- Formal Lounge on Lower Level
- Leisure Club with Heated Pool
- Council Tax Band G

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Welcome to a unique development set in beautiful countryside and on the edge of the world famous Lake District National Park.

Cowan Head is a development like no other. Nestled within 47 acres of private countryside, this exclusive riverside community blends luxury living with the timeless charm of the Lake District.

This apartment in Capplebarrow building has spacious accommodation spanning two floors, with a riverside balcony and a private courtyard garden. The first floor accommodation comprises of an entrance hall, open plan kitchen/day room, two bedrooms, one of which is ensuite, and a family bathroom whilst on the lower level you will find a large lounge and a spacious third bedroom.

Originally the site of an 18th-century paper mill, Cowan Head has been thoughtfully developed over the past two decades into a secure and tranquil residential haven. Whether you're seeking a primary home or a peaceful second retreat, the beautifully crafted cottages, apartments, and duplexes offer a standard of living unmatched in the region.

Residents enjoy exclusive access to a private stretch of the River Kent – complete with fishing rights – as well as a 9-hole golf course and an indoor leisure suite featuring a swimming pool, spa, sauna, and steam room. Surrounding footpaths connect to an extensive network of scenic walks, allowing you to explore the beauty of the Lake District in every season.

At Cowan Head, there's always something to do – rain or shine.

Directions:

Follow postcode in sat nav

What3Words: televise.walkway.sketching

Tel: 01539 816399

Entrance Hall

There is a choice of two entrances to the apartment, either via the secure access door to the block, or via your own private entrance which is accessed from the enclosed courtyard. The private entrance consists of a timber glazed door with side panels allowing natural light to light up the hallway. In the hall you will find a number of useful storage cupboards.

Kitchen/Day Room

An impressive open plan room with access to a riverside balcony. To the river-side of the room is a day room that can serve a number of uses. Perhaps as a place to lounge with views out to the riverbank and to socialise while meals are being prepped in the open plan kitchen. And there is plenty of space to dine too, with room enough for a family sized dining table and chairs.

To the opposite side of the room is the kitchen which is fitted with units at wall and base level and with contrasting work-surfaces over. Integral appliances include an electric oven and combi microwave, a fridge/freezer, a ceramic hob with extractor fan over, and a one-and-a-half bowl sink and drainer. There is space and plumbing for a washing machine and undercounter space for a dryer. You will also find a breakfast bar and a useful storage cupboard.

Then kitchen and day room are separated by the stair well that leads down to lower level accommodation.

Balcony

With glass balustrade and tiled floors, a place to sit out and enjoy the sound of the water cascading by.

Bedroom One

Tracking back on yourself and into the entrance hall, you will find the access to two of the bedrooms. Bedroom One is ensuite and has a large range of fitted wardrobes, chest-of-draws, cabinets and top boxes.

Ensuite

A large room with 4-pieces comprising of a shower cubicle, a wash-hand basin set in a vanity cabinet, a low-level WC, and a bath. The elevations are fully tiled as is the floor.

Bedroom Two

As second double bedroom.

Family Bathroom

Comprising of a large walk in shower, wash-hand basin set in a vanity cabinet, a low level WC, and chrome towel rail.

Lower Level

Accessed via the stairs descending from the kitchen/day room.

Lounge

You descend into a large lounge, spacious enough for a sofa and chairs, good sized dining table and even a corner office. The room offers a chance for a more formal socialising space and still benefits from plenty of natural light shining in from the wall to wall riverside windows.

Bedroom Three

This is accessed from the lounge and is a very large double with exposed slate feature walls.

Parking

The apartment comes with one allocated space.

Gardens and Grounds

Wander the landscaped gardens, rockeries, and peaceful ponds, and you may spot local wildlife including kingfishers, heron, mink, deer, ducks, and rabbits. With footpaths leading into the surrounding countryside, it's easy to enjoy the Lake District's natural beauty on foot, any time of year.

Leisure Facilities

Indulge in the onsite leisure suite — take a relaxing swim in the indoor pool, followed by a soak in the jacuzzi, or unwind in the sauna and steam room before cooling off in the showers. Whether it's an impromptu spa day or a daily routine, it's all just steps from your apartment door. Feeling more energetic? Then take a round of golf on the estate's well-maintained nine-hole course awaits. Or cast a line into the River Kent and spend a quiet morning fishing.

Private Courtyard

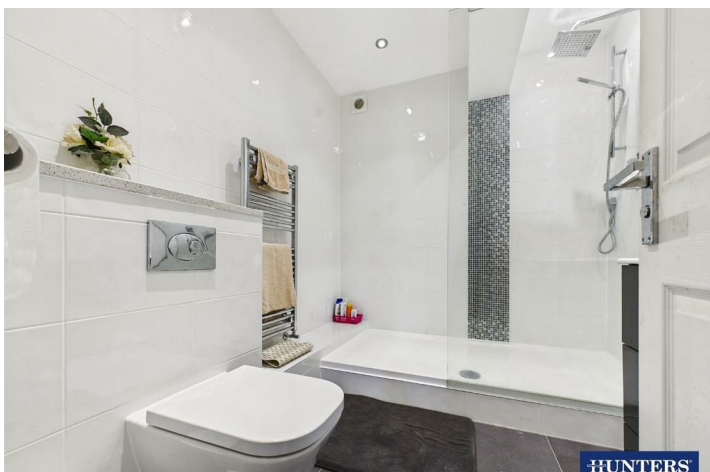
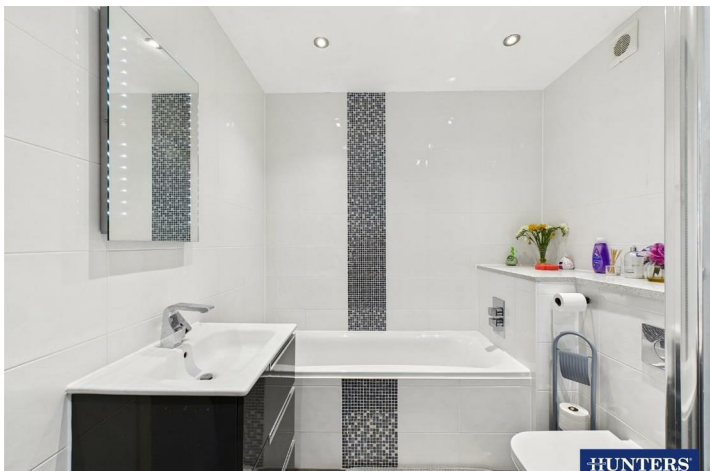
A secure and private courtyard with a slate wall perimeter and offering a space to plant and decorate with pots and planters.

Leasehold

The annual service charge is £7,175.00 Managed by Rowan Budling Management. Charges include use of leisure club, golf course and enjoyment of 47 acres of managed land.

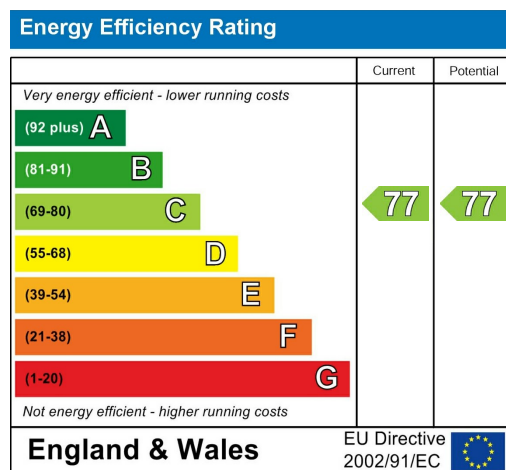
Floorplan







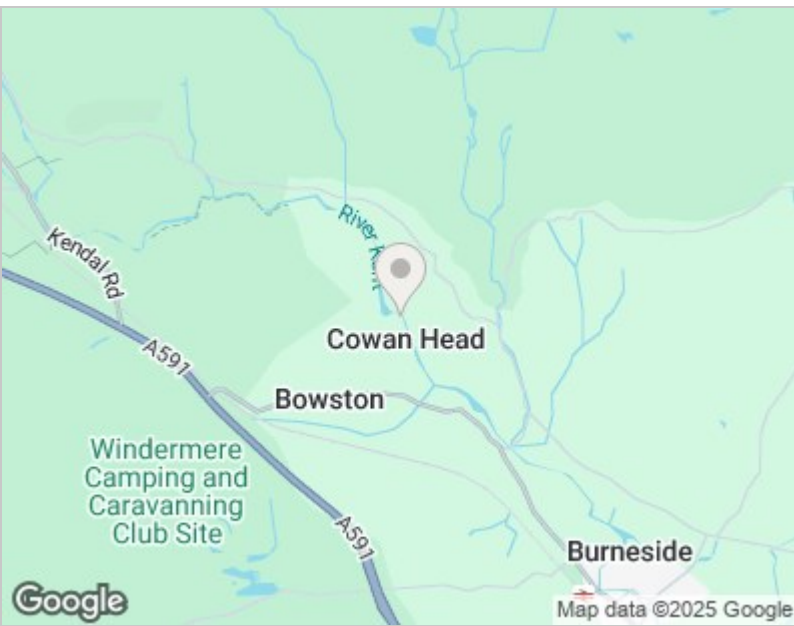
Energy Efficiency Graph



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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