



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

 FINE & COUNTRY

# *1* ELLERBANK





### Welcome to 1 Ellerbank, Cowan Head, The Lake District, LA8 9HX

An exclusive and private residential estate that is without compare. Enjoyed as both primary residences and as second homes, the properties, leisure facilities and gated grounds of the secure estate at Cowan Head are in a different league to anything else built in the Lake District. Cowan Head is easy to reach off the main A591, it inhabits a peaceful setting, between Kendal and Windermere and is highly accessible from the M6.

This unrivalled and tranquil 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 thirty 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, hot tub, sauna and steam room. Footpaths open to a network of great local walks in the wider area. Rain or shine, there is something to do here.

This well presented and attractively appointed duplex (over the ground and first floor) has two substantial reception rooms, both of which have a private covered outdoor seating area, a breakfast kitchen and four double ensuite bedrooms. The primary views are of the pond having the fells as a backdrop with other attractive outlooks around the property. Within the garage there is allocated parking for two cars and a lockable storeroom.

“ We've lived here full time for periods over the years since we bought the property in 2003. When it's been a second home, we've really valued the security of the estate, it's a true 'lock up and leave' and has offered great peace of mind. Ellerbank was the last block to be built within the development and there is currently a mix of full and part time residents.

*We've really enjoyed entertaining here over the years, the big open spaces in the apartment are perfect.”*









## Location

The beauty of Cowan Head's location is that it sits in a peaceful bubble of tranquility and yet remains only a short drive from the A591 and from there the whole of the Lake District opens and is waiting to be explored and enjoyed. Whether you seek a first or second home, the location serves as an exceptionally central and accessible base.

For day-to-day requirements, the village of Staveley has basic supplies, along with a choice of places to enjoy a bite to eat. Nearby Plumgarths is worth a visit as it is home to a whole host of local artisan food producers and has a café too. Slightly further away, the Cumbrian market town of Kendal and Lakeland town of Windermere both offer a wide range of amenities, a choice of supermarkets, local shops and services.

“ Cowan Head is a peaceful haven for us, we're out of the hubbub of the Lakes, but are easily there for walking and days out. There are so many walks straight from the front door, we particularly enjoy going into Staveley along the bank of the river and then up into the stunning Kentmere Valley; all without using the car.

Watching the wildlife on the estate is fantastic; we see otters, ducks, herons, kingfishers as well as trout and salmon. We don't fish but some of the other residents do.”











# STEP INSIDE

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## Step inside

From the communal entrance hall, take the lift or the stairs to the first floor. The front door opens into a long hallway off which is a store room, a utility room and a cloakroom. Firstly, the deep store room is a great space for outdoor gear and houses the boiler. The utility room is essentially a walk in airing cupboard with shelving and a ceiling mounted ailer. Finally, a guest cloakroom has a wash basin and WC.

There are three double bedrooms off the hallway. The generously proportioned principal bedroom is extensively fitted and has an ensuite bathroom with a bath, shower, wash basin, bidet and WC. The second bedroom has an ensuite comprising a bath with shower over, a wash basin and WC. The third bedroom has an ensuite providing a bath with shower over, wash basin and WC.

At the far end of the hallway is the fantastic open plan reception area with ample space for several distinct seating arrangements. A striking modern fireplace has an inset electric fire and provides a focal point in the main seating area, opposite it sliding doors lead out to the covered balcony. The room and balcony both possessing unobstructed views of the picturesque mill pond, the river Kent and beyond both, the fells. It's a relaxing and interesting vista, one which draws you forward to take in all the layers and details. Completing the first floor layout is a fitted and well equipped breakfast kitchen.

A staircase from the reception area leads to the ground floor where there is another large room, sliding doors open to a covered seating area underneath the first floor balcony and enjoys the same great view. From here you can step straight out into the landscaped estate grounds. This room is exceptionally versatile, it would lend itself to being a second seating area or possibly a cinema, games or music room. At the far end is a door to the fourth double bedroom, currently fitted out as a dressing room with floor to ceiling wardrobes. Beyond this an ensuite with a large shower, wash basin and WC.













# STEP OUTSIDE

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## Step outside into the grounds of this private estate

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

Gardens and grounds are well maintained by the 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 with rock pools and the weir. Within the grounds fishing rights exist for all residents.

A significant advantage of spending time at Cowan Head are the leisure facilities available exclusively for residents and guests. There is an indoor swimming pool with surrounding seating terrace, hot tub, steam room and sauna. To ease tired legs after a long walk on the fells or as way to entertain visiting grandchildren, what could be better? For even greater amenity value, there is also a 9 hole golf course within the grounds.

On the ground floor of the building is the garage, there are two private spaces and for your guests there are additional, unassigned spaces elsewhere on the estate. Also on the ground floor, the apartment has a private lockable storeroom; ideal for golf clubs, bikes and outdoor gear.



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“ Having the golf course at our disposal has been great. Rarely do you have to queue to go around. You can play on your own or with friends. During summer there's a friendly competition every other Sunday.

*We've enjoyed having good use of the pool, hot tub and steam room. More often than not we have the pool to ourselves when swimming.”*





# FURTHER INFORMATION

## *On the road*

Staveley	2.3 miles
Kendal	3.9 miles
Windermere	5.9 miles
Ambleside	10.3 miles
Grasmere	14.8 miles
Cartmel	18.9 miles
Manchester	79.1 miles

### Transport links

Burneside station	1.3 miles
Oxenholme station	5.9 miles
M6 J36	11.9 miles
Manchester airport	86.2 miles
Liverpool airport	91.8 miles

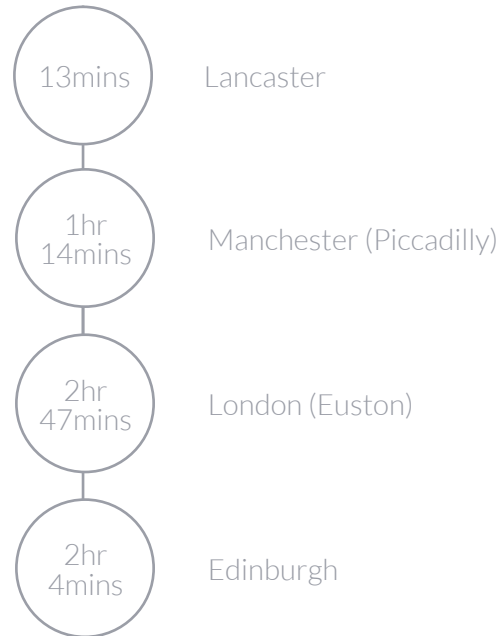
The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Internet Speed*

### Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## *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.

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

## *Please note*

The PVC windows were replaced in 2025.  
To preserve privacy and exclusivity for the residents, holiday letting is not permitted.

## *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  
Additionally, 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 University

## *Directions*

**what3words** [youth.washable.window](https://www.what3words.com/youth.washable.window)

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.

## 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:

### Places to visit

National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck.

Brockhole on Windermere, the Lake District National Park Authority's visitor centre

Historic houses – Sizergh Castle, Levens Hall, Leighton Hall, Holker Hall, Blackwell and Brantwood

Cinemas and live music at The Royalty, Bowness on Windermere, The Brewery in Kendal, Zeffirellis and Fellinis, both in Ambleside

Live theatres at the Roundhouse in Staveley, The Old Laundry, Bowness on Windermere and The Brewery, Kendal

The Lakeland Motor Museum, Backbarrow  
Windermere Jetty Museum, Bowness on Windermere  
The Lakeside and Haverthwaite steam railway

Grizedale Forest - events, music and arts  
Abbot Hall Art Gallery, Kendal

### Sport and recreation

Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club) and Coniston (Coniston Sailing Club)

Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns

Kendal Leisure Centre

Golf clubs at Windermere, two in Kendal, Ulverston, Barrow in Furness, Grange over Sands

Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses.  
Parkruns on a Saturday morning at Fell Foot Park, Rothay Park, Ford Park, Barrow Park and Muncaster Castle

## Places to eat

### Informal dining, cafes and 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 Black Labrador, Underbarrow

The Punch Bowl, Crosthwaite

### Special occasion dining

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere

L'Enclume and Rogan and Co, Cartmel

The Old Stamp House Restaurant and Lake Road Kitchen,

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.

## Services

Mains electricity, gas, water and drainage. Gas fired central heating and hot water from a Vaillant boiler (new in 2023) in the store room. Two stage security – there is a secure intercom entry system on the front gates and secondly at Ellerbank's main entrance.

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Westmorland and Furness Council  
Council Tax band G

### Tenure

Long leasehold for the balance of a 999 year lease which commenced in 1991. The freehold is vested in the Management Company, each resident being a shareholder in that company. An annual service charge of £1,343.75 (2025/26 figure, payable quarterly in advance) covers full maintenance of the development including lifts, heating and cleaning of common parts, leisure facilities, gardens, grounds keeping and buildings insurance. A further £450.00 (2025/26 figure, also payable quarterly) is paid directly into the reserve fund each year.

## Included in the sale

Fitted carpets, curtains, curtain rails, blinds, light fittings and domestic appliances as follows: NEFF induction hob, Bauknecht fan, fan oven and microwave (both Bosch), Blomberg fridge, freezer and dishwasher (both Bauknecht). Extensive furniture in main bedroom and the wardrobes in bedroom 4.

Other items of furniture are available by way of further negotiation.



# 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 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.

*We value the little things that make a home*

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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