



Cowan Head

£795,000

Kingfisher Cottage, 1 Artlecrag, Cowan Head, LA8 9HN

This outstanding slate and stone residence, within a prestigious development, has been meticulously upgraded and extended to offer a lifestyle of unparalleled comfort and sophistication. Overlooking the serene River Kent, this home is a testament to exquisite design and thoughtful craftsmanship.

The striking façade of slate and stone sets the tone for what lies beyond. Discover a harmonious blend of elegance and contemporary flair. The heart of the home is the stunning extension that floods the living spaces with natural light and offers views of the river.

Quick Overview

- Immaculate, stylish home
- 3 double bedrooms
- Unique position on fringe of prestigious development
- Shared use of 47 acres of land
- Residents indoor pool and 9 hole golf course
- Contemporary fitted kitchen
- Sleek outdoor entertaining spaces
- Beautiful outlooks to countryside and river Kent
- Double garage and ample parking
- Superfast broadband available*

Property Reference: W6361



3



3



2



C



Superfast
available



Double garage
and parking



Living Room



Living/dining area



Hall/reception area



Kitchen

Situated at the popular Cowan Head development, which has 60 apartments and houses, this home boasts a serene and secure location whilst enjoying its own enclosed terrace with the perfect view of the River Kent, a double garage and private parking. Once the grounds of an 18th-century paper mill, has been transformed, offering residents exclusive access to a private stretch of the picturesque River Kent. Surrounded by beautiful landscaped gardens and shared areas extending to 47 acres, the estate features a pristine nine hole practice golf course, a swimming pool, jacuzzi, sauna and steam room for exclusive use of the residents.

The living areas have been extended in 2020 and are a testament to modern living, with an open-plan design that seamlessly connects the dining area. There are striking Porcelanosa tiles with underfloor heating to boast, vaulted ceiling with exposed beams, contemporary Contura woodburning stove set on glass hearth and ambient lighting. Several bi-fold doors offer access to the outside areas and there is ambient lighting and built in bookcases. Two tread stairs lead into a reception area which is adaptable and offers numerous uses being in such close proximity to the kitchen. There is access to the side of the property, understairs storage, feature shelved alcove and Porcelanosa tiled floor. Adjacent is a useful cloakroom with high cistern WC, wall mounted sink and storage housing plumbing for a washing machine. An attractive oak and glazed staircase leads to the upper floors and tri-fold doors lead you into the kitchen.

The kitchen is a chef's dream, equipped with state-of-the-art appliances including Bosch induction hob and extractor, wine fridge, 2 fridges and 2 freezers, slimline dishwasher, oven and separate combi microwave oven and plate warmer. It has a stunning range of high quality shaker style units and a superb central island with quartz worksurfaces. There is ambient pelmet and plinth lighting, herringbone style engineered wooden flooring with underfloor heating and double doors leading to the outside areas.

At first floor level you are met with a wonderfully light space with glazed balustrade and provides access to Bedroom 1 which is a double and enjoys a front aspect and built in wardrobes. The en suite bathroom is luxurious with a walk in shower, wall hung WC, vanity wash hand basin and heated towel rail. Partial tiling and spotlights to ceiling. Bedroom 2, also a double room offers a dual aspect.

On the second floor there is storage from matching double mirrored wardrobes. You will also find a double bedroom is built into the eaves and has velux rooflights. This is an adaptable and private space boasting its own bathroom at this level, which is a beautiful retreat offering a freestanding bath, vanity wash hand basin with de-misting mirror over, WC and heated rail. The unique highly polished floor tiles enjoy underfloor heating and there is a side window.

Outside, the meticulously landscaped gardens which provide a private oasis, with various seating areas all with glazed balustrades to enjoy the picturesque views over the River Kent and woodland beyond. There are several levels, the lower terrace is spacious enough to house the hot tub with adjacent



Kitchen



Bedroom 1



En Suite Shower Room



Bedroom 2



Bedroom 2



Bathroom

undercroft, perfect for transforming into a bar/barbeque kitchen if required.

The double garage offers ample storage and convenience, having 2 electric up and over doors, power and light, charging point and access through to outside areas. There is parking to the front of the garage for 2-3 vehicles and an additional undercover allocated space within a nearby block.

This home is more than just a residence; it's a lifestyle. With its prestigious location, stunning design, and luxurious features, it offers a unique opportunity to own a piece of riverside elegance. Don't miss your chance to make this dream home your reality.

The accommodation dimensions (approximate);

Hall/Reception Area: 14' 2" x 9' 9" (4.32m x 2.97m)

Living/Dining Room: 22' 10" x 14' 6" (6.96m x 4.42m)

Kitchen: 14' 1" x 11' 8" (4.29m x 3.56m)

Cloakroom:

First Floor Landing:

Bedroom 1: 11' 8" x 10' 9" (3.56m x 3.28m)

En suite shower room:

Bedroom 2: 15' 10" x 7' 8" (4.83m x 2.34m)

Second Floor Landing:

Bedroom 3: 16' 1" x 11' 0" (4.9m x 3.35m)

Bathroom:

Undercroft:

Double garage: 21' 9" x 21' 0" (6.63m x 6.4m)

Property Information:

Tenure: Leasehold. 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.

Service charge: 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 £5,375 per annum for the year 2025/26 including the ground rent. Each Flat, also contributes to the general 'sinking fund' to build up a reserve for future expenditure. The contribution per flat for 2025/26 is £1,800.00 per annum.



Bedroom 3



Patio



Patio aspect



Living Room



Garage and parking

Services: Mains water, electric, gas and drainage. There is a Hive system fitted and the property is alarmed.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Council Tax: Westmorland and Furness Council - Band F

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

What3words and Directions: [///final.strides.idealist](https://www.what3words.com/final/strides/idealist)

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. Just ahead of the gates for the development you will find Kingfisher Cottage on the right.

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).

Meet the Team

Mike Graham F.N.A.E.A.

Manager & Property Valuer

Tel: 015394 44461

mag@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Jacqui Todd

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Emma Heginbotham

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015394 44461** or request
online.



Book Online Now



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@hackney-



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 30/04/2026.

Request a Viewing Online or Call 015394 44461