HUNTERS®

HERE TO GET *you* THERE



Artlecrag

Cowan Head, Burneside, Kendal, LA8 9HN

Guide Price £230,000

2 | 2 | 1 | C

- Fantastically Priced Two Bedroom Cottage
- Located in Prestigious Gated Development
- Swimming Pool, Hot Tub, Suana, Steam Room, and Fishing Rights on the River Kent
- Two Double Bedrooms to First Floor
- Two Parking Spaces.
- Beautiful Riverside Position
- 47 Acres of Grounds, Including Private Nine Hole Golf Course
- Open Plan Living on the Ground Floor
- Master Bedroom Ensuite
- Council Tax Band E

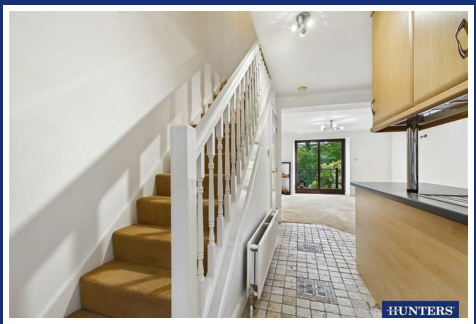
Tel: 01539 816399

Artlecrag

Cowan Head, Burneside, Kendal, LA8 9HN

Guide Price £230,000







A two bedroom, traditional Lakeland Cottage located in the prestigious Cowan Head development, just four miles miles north of Kendal and on the doorstep of the national park. The location is an exclusive gated resort set in 47 acres of rolling Cumbrian countryside and featuring a private nine-hole golf course, indoor swimming pool, jacuzzi, sauna and steam room. The development was built on the site of a former paper mill and the River Kent (over which you have fishing rights in the estate grounds) flows majestically through the grounds and right past the property.

Buying into such an amazing facility and location can have a high price tag, with some apartments and properties commanding over five and six hundred thousand pounds. Number 2 Artlecrag is offered at a fabulous price and easily represents the most affordable route to enjoying the lifestyle and amenities offered in this exclusive community.

The accommodation comprises of an open plan ground floor with kitchen and lounge, whilst upstairs you have two double bedrooms, with the master being ensuite, and a family bathroom. To the rear of the house a balcony leads down to an outdoor space with a patio and glass balustrade over which you have views to the river. There are two parking spaces, one directly opposite the house and the other located nearby in an under croft. Heating is by gas mains and a stylish log burner located in the lounge and the property is double glazed. Offered without an onwards chain, this is a perfect country property and retreat and offered at a great price.

Kitchen
Entering through the front door you step into the open plan ground floor living space. To your right hand side is the fitted kitchen which is neatly separated off from the entrance by a peninsula unit and over head cabinets. In the kitchen space you will find a wide range of units at wall and base level with contrasting worksurfaces and tiling to the splashbacks. Integral appliances include an electric hob, electric oven and warming drawer, an overhead chimney style extractor, a fridge and freezer, dishwasher, and a free standing washing machine, There is also an inset one-and-a-half bowl stainless steel sink and drainer and natural light comes from the window to the front elevation.

Lounge
Heading further into the room, you come to the open plan lounge which boasts two central features. The first is the stylish wood burning stove which sits on a slate hearth with a tall flue rising up to the ceiling and there are companion wood racks flanking the stove. Then there are the sliding doors that lead on to the riverside balcony to the rear elevation, connecting you with the outdoors. The lounge area has plenty of room for a sofa, chairs, and a dining table along with other living room furniture. There is also a useful understairs storage cupboard for storing away coats, shoes, and various household items.

Lounge - Virtually Staged
Indicative view of the lounge with furnishings

Balcony & Garden Area
The timber framed balcony has decked boards and glass balustrades and offers lovely views over the rear garden space and the dramatic flow of the passing River Kent. Steps lead down to a private patio area, separated from the river by a glass panels ensuring you have unbroken views. Here you will find two timber framed storage sheds for firewood and other items.

First Floor Landing
Coming back into the house, the first floor is reached by ascending the stairs rising from the kitchen area, and from the landing you gain access to both bedrooms and the main bathroom.

Bedroom One
Bedroom One has a window to the rear elevation overlooking the river and has the benefit of a free standing wardrobe. In the corner, the flue from the wood burner in the lounge spans the floor to ceiling space, and there is plenty of room for a double bed. An internal door then leads to the ensuite.

Bedroom One - Virtually Staged
Indicative views of bedroom one when furnished

Ensuite
Tiled to the floor, half elevations and splash areas, the ensuite comprises of a corner electric shower cubicle, a pedestal wash-hand basin, and a low level WC. There is also a heated towel rail.

Bedroom Two
This double bedroom has a window to the front elevation over looking the street scene below and has the benefit of fitted wardrobes, With plenty of space for a double bed and being served by an ensuite.

Bedroom Two - Virtually Staged
Indicative view of bedroom two once furnished

Bathroom
Comprising of a bath with side panel, pedestal wash-hand basin, and low level WC. The half elevations and splash areas are tiled and there is a radiator for drying towels.

Parking
Parking is well catered for with two allocated spaces for the house, one open air and directly opposite the house, whilst the other bay is located in an adjacent under croft.

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.

Lease Details
Long leasehold for the balance of a 999 year lease which commenced in March 1991. Each resident is a shareholder of the Management Company. An annual service charge of £5474 (2026/27) and payable quarterly in advance. This covers full maintenance of the development including an Estate Manager available five days a week, lifts, heating and cleaning of common parts, leisure facilities, gardens, grounds keeping and buildings insurance. A further £2,139 is paid directly to the reserve fund, also payable quarterly.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan


Balcony
7'9" x 3'2"
2.38 x 0.98 m
Lounge
14'3" x 12'7"
4.35 x 3.86 m
Storage
2'7" x 7'3"
0.80 x 2.22 m
Kitchen
14'4" x 13'6"
4.39 x 4.12 m
Ground Floor
Bedroom One
8'7" x 11'3"
2.63 x 3.43 m
Ensuite
5'6" x 7'7"
1.68 x 2.33 m
Bathroom
5'4" x 6'5"
1.64 x 1.97 m
Landing
8'6" x 2'11"
2.61 x 0.90 m
Bedroom Two
11'0" x 11'2"
3.37 x 3.42 m
Utility Room
3'1" x 5'6"
0.95 x 1.70 m
N
E
W
S
HUNTERS
HERE TO GET you THERE
Approximate total area(1)
717 ft²
66.6 m²
Balconies and terraces
26 ft²
2.4 m²
Reduced headroom
6 ft²
0.6 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360









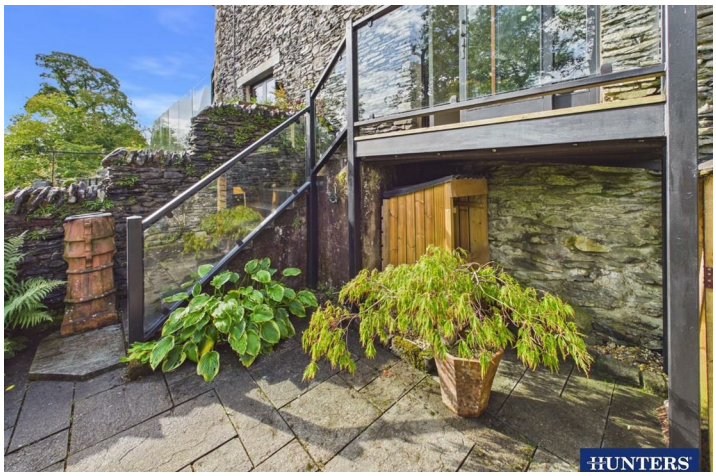




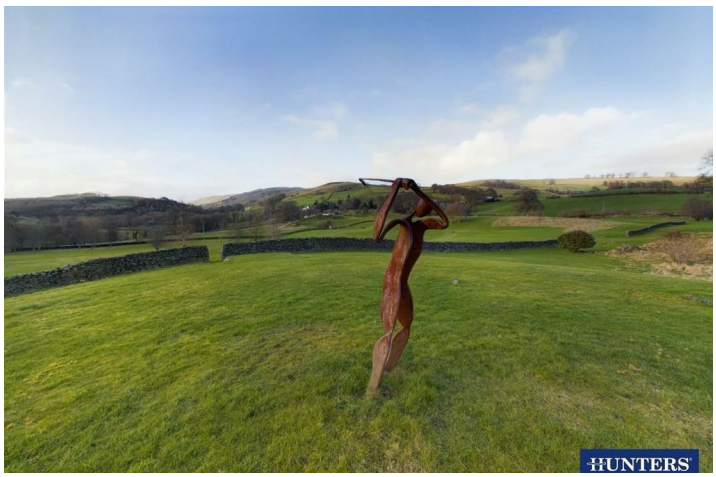


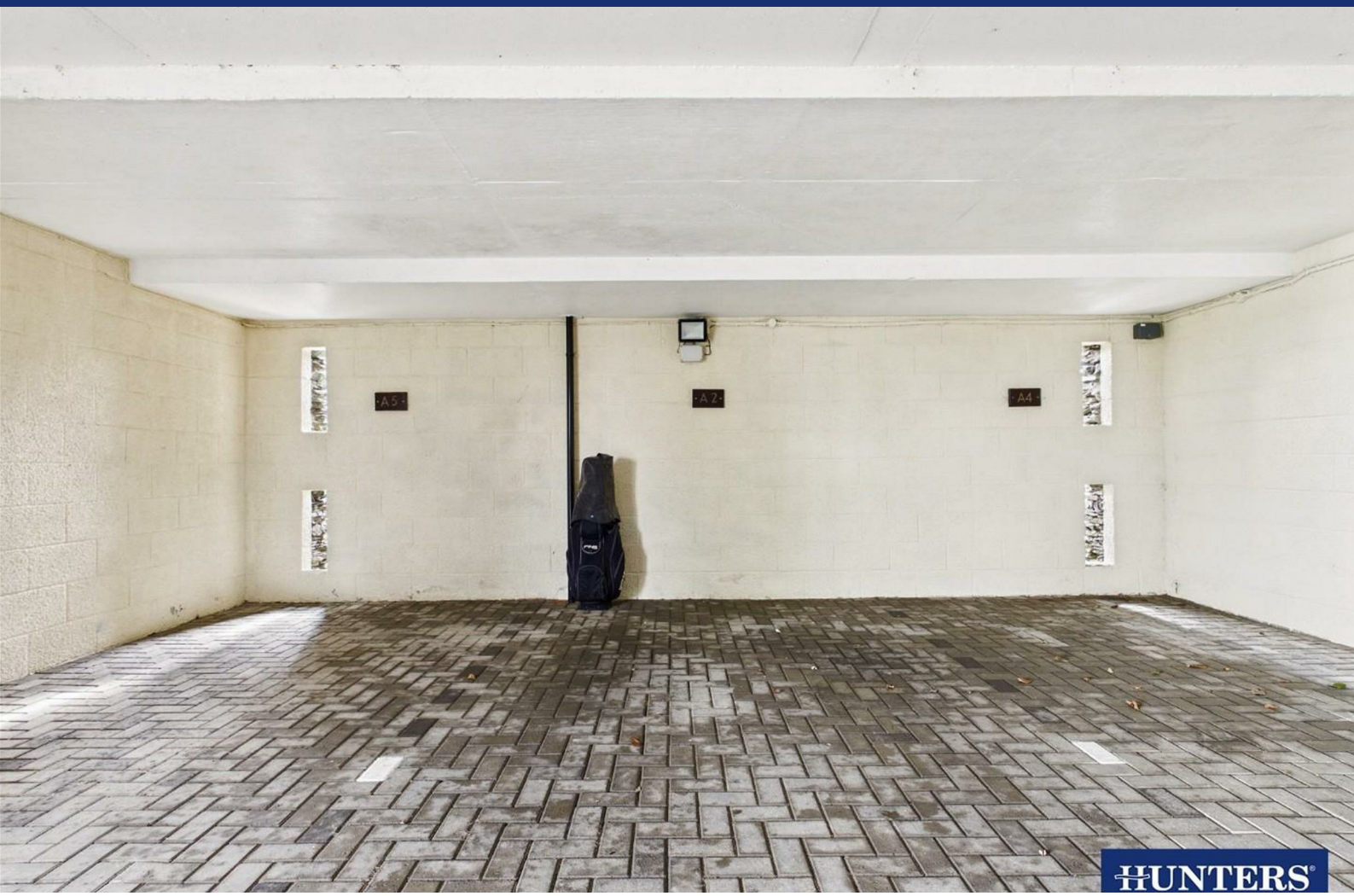




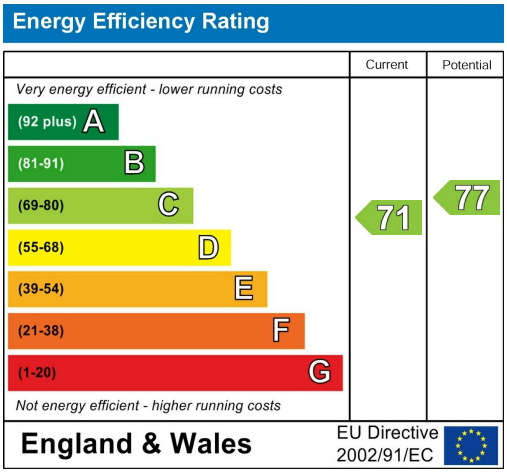


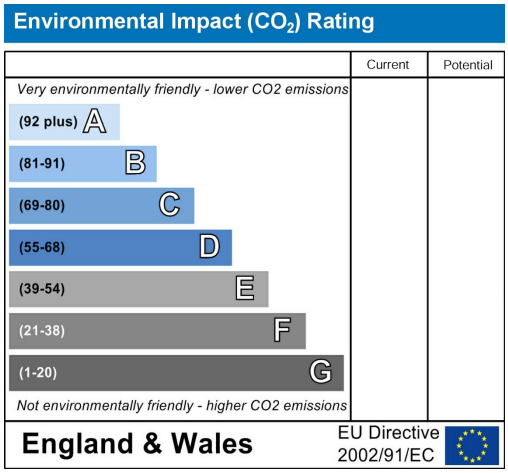






Energy Efficiency Graph





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





HUNTERS®

HERE TO GET *you* THERE

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.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
https://www.hunters.com

The Property Ombudsman