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Cowan Head, Burneside, Kendal, LA8 9HQ

Guide Price £1,650,000



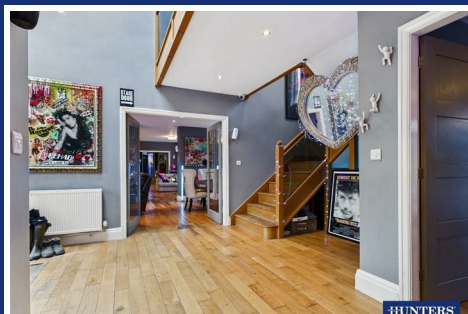
- Five Bedroom Country Home
- Four Ensuite Bedrooms, Two with Dressing Rooms
- Plus Games Room and Lounge
- Lovely Location by the River Kent
- Double Garage

- Located on the Fringes of the National Park
- Large Open Plan Living Space with Kitchen, Day Room, Dining Room, & Snug
- Striking Entrance Hall
- Garden Fronted and Large Deck Area To Rear
- Council Tax Band G

Tel: 01539 816399

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A substantial five-bed family home located in a peaceful location at the end of a long private access road at Cowan Head, near Burneside. The house was built in 2008 to the current owners design and it offers 366 square metres of living space spanning two floors. Inside you will find five double bedrooms, four with ensembles and two with dressing rooms, a huge open plan living space which accommodates the kitchen alongside dining, day room and sun areas. For quieter relaxation there is a separate lounge with floor to ceiling windows.

Externally there is a gated driveway for several vehicles and a detached double garage. A lawn with a striking water feature sits in front of the property and there are patio areas for seating and enjoying the outdoors. To the rear you will find a large decked area, with low walls topped with glass balustrades to the boundaries, behind which lies open fields and countryside. The Mill Race takes its name from the run of water, channelled from the River Kent, that flows through the site of an old paper mill, which is now a gated development of luxury flats neighbouring the property.

Despite its idyllic feel, Cowan Head is just a short drive from the vibrant market town of Kendal (approx. 2 miles), where a wide range of amenities can be found, including supermarkets, independent shops, cafés, restaurants, well-regarded schools, and leisure facilities. Kendal also benefits from excellent transport links, with easy access to the M6 and a mainline railway station connecting to Oxenholme and beyond.

For those who enjoy the outdoors, Cowan Head sits on the doorstep of the stunning Lake District National Park, a UNESCO World Heritage Site renowned for its dramatic fells, scenic lakes, and endless walking and cycling opportunities. The surrounding countryside offers an abundance of footpaths and bridleways, making it ideal for nature lovers and those seeking an active lifestyle.

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Entrance Hall

A statement house requires a statement entrance, and this room does not disappoint. You walk through a glazed door with glazed panels to the side and above, which allows natural light to shine into this double height room. Your attention is caught by the impressive mezzanine level that sits at the top of the turning staircase that leads to the first floor. A hardwood oak floor extends through most of the ground floor accommodation creating a simple, coordinated look. and from the hallway you have access to the open plan living area, the lounge, and bedroom two.

Lounge (Currently used as a Gym)

This is a house for being lived in to the max, and the current owners use this space as a home gym. The room could be used for various purposes but maybe works best as a private lounge, a place for peace and relaxation away from the busy open plan living space.

Open Plan Living Space

This is a big space measuring 76 square metres in total, and is designed for busy household living, socialising and having fun with family and friends. Broken into four distinct zones, the current configuration sees the room split into a dining room, a snug, a day room, and at the heart, a kitchen.

The kitchen has a range of high gloss units at base and wall level and a wonderful central island with a ceramic hob and stylish circular extractor fan over. Other integral appliances include an electric oven, grill, microwave and coffee machine, wine cooler and dishwasher.

Opposite the kitchen is a day room, with plenty of space for sofas, chairs and having the backdrop of large sliding doors that lead out to the rear deck. Around the corner is a large dining space, currently housing a dining table and chairs for eight people. And finally there is a smaller snug area, ideal for watching TV and relaxing in front of the window that overlooks the front garden.

Games Room

Big family houses mean big family fun, and here you find a room for play and entertaining, currently housing a pool table and located off the kitchen through double part glazed doors.

Utility

A useful room, three steps up from the games room, with extra base and wall cabinets and space for an additional wine cooler for keeping the drinks chilled.

Inner Hall

Accessed from both the kitchen and the games room, housing more kitchen cabinets and a stainless steel sink and drainer.

Cloakroom

With a low level WC and chrome towel rail.

Bedroom Two

The first of the five bedrooms is found on the ground floor which lends the property to those that require some lateral living options. The bedroom is large and full of light from the glazing to two elevations. There are two pairs of double doors leading to the rear and plenty of additional panes.

Ensuite Two

The ensuite bathroom occupies a big space and comprises of a WC, pedestal washbasin and a bath.

First Floor Mezzanine

Moving upstairs you come to a mezzanine balcony with a glass balustrade overlooking the entrance hall. Two large skylight windows provide additional light, and access is provided to each of the first floor bedrooms.

Master Suite

This is a fabulous room, complete with a luxury ensuite, large dressing room area, and floor to ceiling windows to the front and rear

elevations. Size wise, you could want nothing more, and the cabinet space on offer will swallow up even the largest of wardrobe collections.

Ensuite Master

A beautiful bathroom with a free standing bath, wall hung vanity unit with a countertop wash basin, a WC, and a walk-in shower cubicle. A mirror fronted 'Tile TV' hangs from the wall and the floor and elevations are covered with a large format white tile. Ceiling spots and a black heated towel rail complete the look.

Bedroom Three

At the opposite end of the first floor you find bedroom three, another ensuite bedroom with a large dressing room. The bedroom has a window to the front elevation and a door to rear elevation leads into the ensuite.

Ensuite Three

Fitted out with a panel bath, WC, and wall mounted glass wash basin. The elevations and floor are tiled, and there is a chrome heated towel rail and ceiling spots.

Dressing Room, Bed Three

A generously sized room, ready to be fitted out with fixed cabinets or free-standing wardrobes.

Bedroom Four

The final ensuite bedroom, this one has a window to the rear elevation and plenty of space for a double bed and wardrobes. Currently used as a dressing room.

Ensuite Four

Here you will find a bath with a shower over and glass shower screen, a wash basin and WC. The floor and elevations are tiled and there is a tall chrome heated towel rail and ceiling spots.

Bedroom Five

The fifth and final double bedroom has a window to the front elevation with long views.

Boiler Room

Located just off the dressing room of bedroom three.

Gardens

The Mill Race has a decent frontage setting the house back from the access lane. Black iron gates open onto a sweeping block paved driveway providing access to the garage and to the house. A lawn runs alongside with a central water feature. There are seating areas to the side of the entrance hall, and in the far corner you find a hard standing area with glass balustrades, ideal for private out-door dining and relaxing.

To the rear of the property is a large composite decked area, lined with a low built wall that separates the boundary from the fields behind. The wall is topped off with glass balustrades and you have views over the field, an orchard and onto the hill beyond. To the far side of the deck is a covered area with lighting, ideal for the placing of a hot tub.

Double Garage

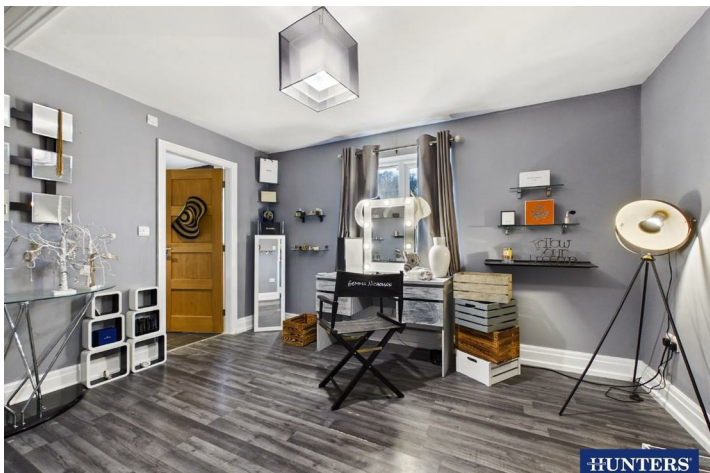
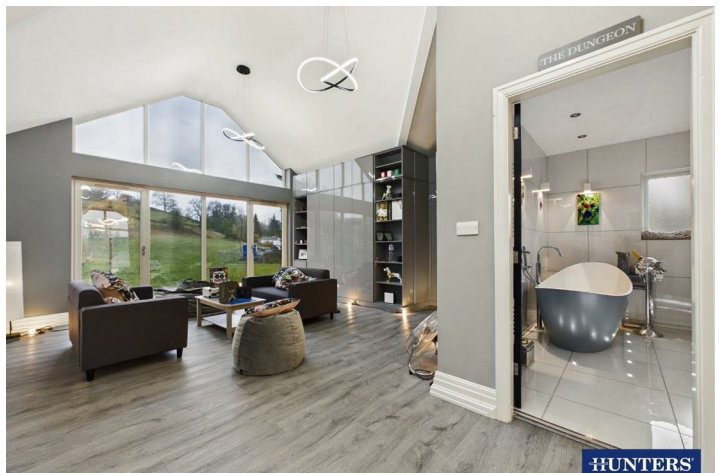
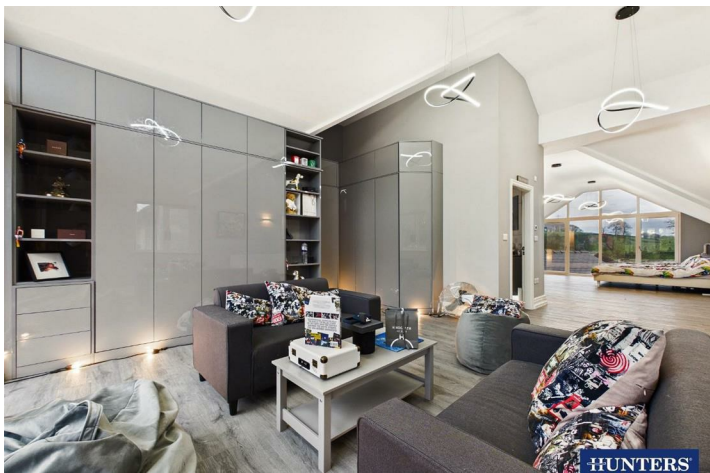
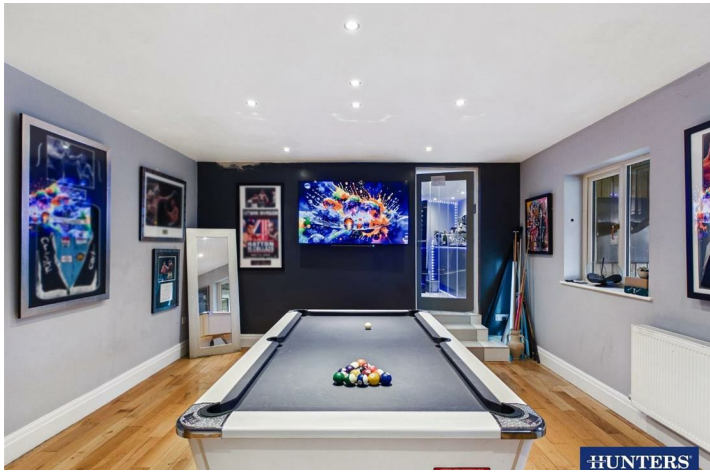
The detached garage has an electric up-and-over door for vehicular access and a pedestrian door to the side. The apex roof allows for further storage and the building has light and power.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (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







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.

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

