

4 Falcon Crag
Cowan Head | Burneside | The Lake District | LA8 9HL

FINE & COUNTRY

4 FALCON CRAG





Welcome to 4 Falcon Crag, Cowan Head, Burneside, LA8 9HL

An exclusive private residential estate that is without compare. Popular as both primary residences and as second homes, the apartments, leisure facilities and grounds of the secure estate at Cowan Head are different to anything else available in the Lake District. Tucked away in a peaceful setting, Cowan Head is easy to reach off the main A591 which runs between Kendal and Windermere and is highly accessible from the M6.

This 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 first floor apartment has a centre piece, show stopping and exceptionally spacious open plan living arrangement with a super covered balcony commanding beautiful views. There is also a great reception hall with useful store cupboards, two double ensuite bedrooms, a third good-sized bedroom (now fitted out as a luxury dressing room and office) and a family shower room. Within the garage there is allocated parking for two cars and a lockable storeroom.

The privacy and exclusivity of owners residing at Cowan Head is maintained by a restriction against holiday letting throughout the site.

Cowan Head is a peaceful and beautiful place. We designed the apartment with quality fittings and materials and have lovingly cared for it over the years.













Location

The beauty of Cowan Head's location is that it sits in a bubble of tranquility and yet only a short drive takes you to 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 Cumbrian market town of Kendal and Lakeland town of Windermere both offer everyday amenities, a choice of supermarkets and services. Nearby Plumgarths is worth a visit as it is home to a whole host of local artisan food producers and has a café too.

The Dales Way passes through the estate which we enjoy walking whenever we stay as well as visiting the many wonderful places that the Lake District has to offer. A favourite walk is along the river or the back road to Staveley for lunch at The Eagle & Child Inn or within Staveley Mill Yard at Wilf's Café or More? The Artisan Bakery.





STEP INSIDE

Take the lift, take the stairs, the choice is yours. Alighting at the first floor there is a door to No.4.

The apartment was purchased new from the developers in 1995 and as a result the opportunity was taken to remodel and upgrade the specification, thereby creating something unique within the development. Throughout most of the apartment timeless oak flooring was laid with matching oak skirting boards and architraves.

The reception hall was enlarged to create an imposing entrance with plenty of room for meeting, greeting and welcoming guests with the convenience of two good cupboards for storage.

The proposed separate kitchen, sitting and dining rooms were combined to create one large and very impressive open plan living space. This most sociable of rooms has doors opening to a long, covered balcony which commands direct views over the River Kent's weir and rockpools to the estate's private golf course with the fells in the background. The gentle soothing tones of the water create a restful soundtrack to life here. The living area is further enhanced by a pair of oak framed colourful internal glass panels, one depicts the history of the paper mill over the years and the other highlights the wildlife and countryside setting of the development. The panels may be viewed from different angles and particularly striking in the evening as they are illuminated from above. Design inspiration was taken from Scottish architect Charles Rennie Mackintosh when the statement fireplace was built, incorporating fender seating, it creates one of several distinct seating area within this overall generous floor space. The distinct lighting within the living area was commissioned to complement the overall aesthetic of this remarkable apartment.

The kitchen has been designed to work well as part of this exceptionally sociable room, with window seats, a central island and pivoting breakfast table adding flexibility.

An inner hall provides access to the three bedrooms. The principal bedroom has plenty of room for furniture as well as a small built-in wardrobe for clothes with an integral shoe rack and automatic light. The ensuite bathroom is fully tiled and has a spa bath, floating vanity unit, WC and bidet. The second double bedroom has built-in cupboards, one with plumbing for a washing machine and space for a tumble dryer. This bedroom also has a fully tiled ensuite bathroom with a spa bath, wash basin and WC.

The third bedroom has been fitted out as a dressing room with an extensive range of quality Sharps units including a concealed dressing table with lighting and glass fronted drawers having internal storage compartments. The family shower room is fully tiled, has a large rainfall shower with a second handheld head, floating WC and wash basin.

Finishing touches in the ensuites and shower room include illuminated mirrors, mirrored medicine cabinets, chrome heated towel rails and two have fitted hairdryers.

Light filled and neatly presented; this unique apartment is ready for new owners to start enjoying.

















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 the weir and rock pools. Herons, ducks and kingfishers have been regularly spotted over the years, even salmon in the river – there are fishing rights included for all residents.

A significant advantage of Cowan Head is the leisure facilities available exclusively for residents. 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 great amenity value, there is also a 9 hole golf course within the grounds.

On the ground floor of the building is the parking provision, there are two private spaces for No.4 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.

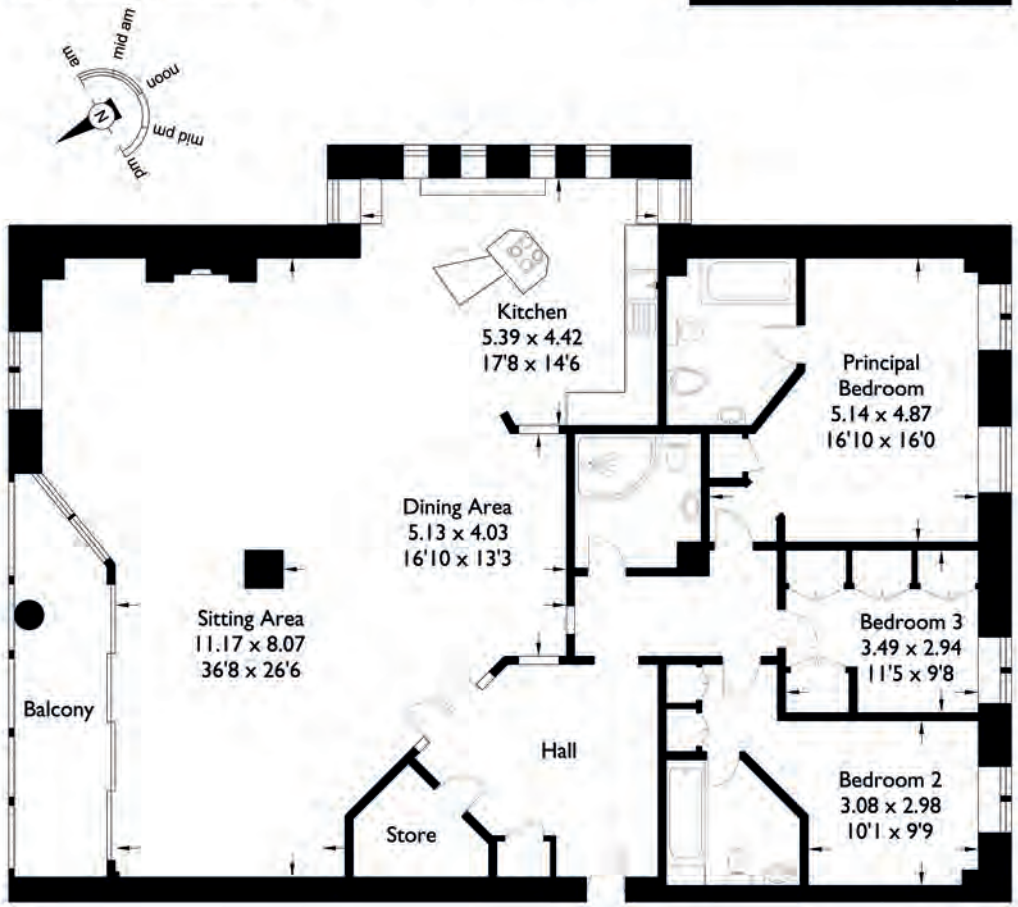




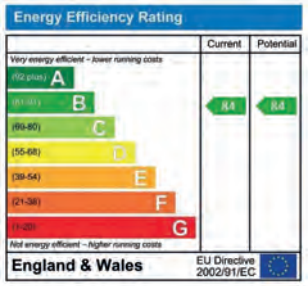


4 Falcon Crag

Approximate Gross Internal Area : 189.96 sq m / 2044.71 sq ft
Total : 189.96 sq m / 2044.71 sq ft



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



The Property Ombudsman

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 02.06.2025

FURTHER INFORMATION

On the road

Kendal	3.9 miles
Windermere	5.9 miles
Ambleside	10.3 miles
Grasmere	14.8 miles
Cartmel	18.9 miles
Manchester	79.1 miles
Manchester airport	86.2 miles
Liverpool airport	91.8 miles

Transport links

Burneside station	1.3 miles
Oxenholme station	5.9 miles
M6 J36	11.9 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.

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 for further details.

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

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: ///crowds.hotspots.suitcase

Use Sat Nav **LA8 9HL** with reference to the directions below:

From M6 J36 take the A591, north of Kendal at Plumgarths Roundabout take the second exit, following signs for Windermere. Continue and after the short stretch of dual carriageway and as the road drops down the hill pass the petrol station on the right and take the first 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 a secure gate.

Internet Speed

Broadband
Superfast speeds potentially available from Openreach of 69 Mbps download and for uploading 16 Mbps.

Mobile
Indoor: Three is reported as providing 'limited' services for both Voice and Data. O2 and Vodafone are reported as providing 'limited' Voice services but no Data service. EE is not reported as providing any services.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' Voice and Data services.

Broadband and mobile information provided by Ofcom.

Places to visit

National Trust locations include Sizergh Castle, Beatrix Potter's house Hill Top, Wray Castle, Townend, Allan Bank, Wordsworth House, the steam yacht Gondola on Coniston Water and Claife Viewing Station on Windermere
Brockhole on Windermere, the Lake District National Park Authority's visitor centre
Large houses open to the public - Levens Hall, Leighton Hall, Holker Hall, Blackwell and Dove Cottage
Wordsworth Museum, Grasmere
Jetty Museum, Windermere
Theatres at The Old Laundry in Bowness on Windermere and The Brewery in Kendal
Cinemas and live music at Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal
Grizedale Forest - events, music and art

Sport and recreation

Cowan Head has its own leisure suite and golf course, but if you feel the need to venture further afield then there is much on offer from this highly accessible location. Here are our highlights:
Some of the country's finest walking country, whether you like to amble or hike, there is a vast network of paths, bridlepaths and quiet country lanes to suit every age and ability
The Lakes themselves offer opportunities for wild swimming, paddle boarding, canoeing, sailing and motor boating
Golf courses at Carus Green, Kendal and Windermere
Grizedale Forest - endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as a Go Ape tree top course

Places to eat

Cumbria is a food lover's paradise, everything from a quick bite to a Michelin Star experience. Here are some recommendations:

Informal dining, cafes and pubs

The Eagle & Child Inn, Wilf's Café and More? The Artisan Bakery, all in Staveley
The Strickland Arms and Sizergh Farm Barn (café and farm shop), Sizergh
Café Italia and Homeground, Windermere
Hare and Hounds and Levens Kitchen, Levens
The Punch Bowl, Crosthwaite
The Black Labrador, Underbarrow
The Brown Horse, Winster

Special occasions

L'Enclume and Rogan & Co, Cartmel
Heft, High Newton
The Samling, Linthwaite House and the Gilpin Hotel, all in Windermere
The Old Stamp House Restaurant and Lake Road Kitchen, both in Ambleside
Forest Side Hotel, Grasmere

Great walks nearby

From the door you can walk through the woods 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.

The Lake District enjoys a network of footpaths and routes, both low level around the lakes and tarns and then rising to the very highest peaks. 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 are over 1,000 feet (304.8 m) in height.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Vaillant boiler in the kitchen.

Guide price £570,000

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 £5375 (2025/26), payable quarterly in advance, covers full maintenance of the development including lifts, heating and cleaning of common parts, leisure facilities, gardens, ground keeping and buildings insurance. A further £1800 (2025/26), also payable quarterly, is paid into the sinking fund each year.

Included in the sale

Curtains, curtain poles, blinds, light fittings and integral kitchen appliances as follows: NEFF hob, De Dietrich fan and electric oven, Liebherr drawer fridge, NEFF drawer freezer, Bosch dishwasher, filter water tap, Miele washing machine and tumble dryer.

Other items of furniture and the TVs are available by further negotiation.

Please note

To preserve the privacy and exclusivity of the Cowan Head estate it is not possible to let the apartments for holidays. Domestic animals are permitted on site.

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FINE & COUNTRY

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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

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