



2 Artlecrag
Cowan Head | Burneside | The Lake District | LA8 9HN

FINE & COUNTRY

Welcome to 2 Artlecrag, Burneside, Kendal, LA8 9HN

Cowan Head is a prestigious residential development like no other. Popular as both primary residences and second homes, the properties here are incomparable to anything else available in the Lake District.

This tranquil and secure residential community was created on the site of a former 18th century paper mill and has been meticulously designed and built in stages over a 25 year period to provide luxurious riverside cottages, apartments and duplexes set within 47 acres. All have 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, spa, sauna and steam room. From the estate, footpaths open to a network of great local walks in the wider area. Rain or shine, there is always something to do here.

2 Artlecrag is a delightful two bedroom town house boasting a serene and secure location whilst enjoying its own enclosed terrace with the perfect view of the River Kent and two private parking spaces.

Spread across two floors, the accommodation unfolds with two double bedrooms (1 ensuite), a fitted kitchen and a bright living/dining room that seamlessly connects to the rear terrace. Number 2 has been lovingly maintained by its current vendor since 1999 and with its idyllic countryside setting and a history of cherished memories, this house stands poised to embrace a new chapter, inviting prospective buyers to infuse their personal touch amidst the timeless allure of Lakeland living.

“ The community spirit is fantastic at Cowan Head! Everyone is extremely welcoming and the gatherings that are organised, whether it be a golf tournament or an informal get together at the barbecue area, are always great entertainment.”



Location

The beauty of Cowan Head's quiet and highly scenic location is that it sits in a rare pocket of tranquility but surprisingly, is only a short drive to the A591 and from there the whole of the Lake District opens and is waiting to be explored and enjoyed. It is an excellent base, no wonder it has proved so popular with those seeking a main or second residence since first inception over 30 years ago.

On a practical level, the Cumbrian market town of Kendal and Lakeland town of Windermere both offer day to day amenities, supermarkets and services. Oxenholme train station on the main West Coast line is just over 8 miles distant and there are branch line stations to Burneside and Windermere if you preferred not to drive or were welcoming guests by rail.

“ We've really appreciated the location because it's so close to nearby villages with great amenities and restaurants. You also have the Dalesway footpath which passes nearby and gives access to wonderful walking country, all from the front door.”







STEP INSIDE

In need of modernisation, from entering the cottage, there is more to this property than meets the eye, with a welcoming entrance hall leading to the kitchen and living room with stairs rising to the first floor.

The kitchen is fitted with a range of wall, base and drawer units with inset composite sink with half bowl waste disposal and drainer. Electric consumer unit, smart gas meter and control unit in kitchen. Appliances include; a built-in Neff oven, hob and concealed extractor fan over. Integrated appliances include; a fridge, freezer, washer/dryer machine and dishwasher.

The living area features a patio door, leading you directly to the enclosed terrace where you can relish views of the River Kent and the surrounding countryside. Bathed in natural light, this room would be an ideal setting for entertaining friends and family, while also including a convenient under stairs cupboard and a log burning stove with fire shield and log store.

Moving up to the first floor, on the landing there is access to the boarded loft space via a hatch, perfect for additional storage.

Bedroom one is a generous sized room with fitted wardrobes and a built in cupboard housing the Vaillant boiler. Bedroom two is another good sized double room enjoying picturesque views overlooking the River Kent, plus an ensuite shower room comprising of, shower, pedestal wash hand basin and WC.

Completing the picture is the original family bathroom, with part tiled walls, WC, bath with shower over and pedestal wash hand basin.

With some need of updating, the property would be perfect for someone looking for a small project to achieve a beautiful main residence or second home.



“ *The outside balcony and patio area was a perfect and tranquil area for us to sit and read a book, whilst looking out to the local fells and the surrounding wildlife.* ”







STEP OUTSIDE

The outdoor space includes an enclosed rear terrace with paved patio. Offering captivating views of the river and countryside. Additionally, there's a decked patio accessible from the living room, leading down with steps.

Additionally, the property benefits from two allocated parking spaces, with one being undercover.

The development of Cowan Head is set within approximately 47 acres of beautiful rural countryside and the grounds include a nine-hole practice golf course. For those who enjoy fishing there are the private fishing rights for the River Kent and for those with a dog a safe dog walking area. The leisure facilities are exclusive to the residents and include a sauna and steam room and a splendid swimming pool with Jacuzzi.

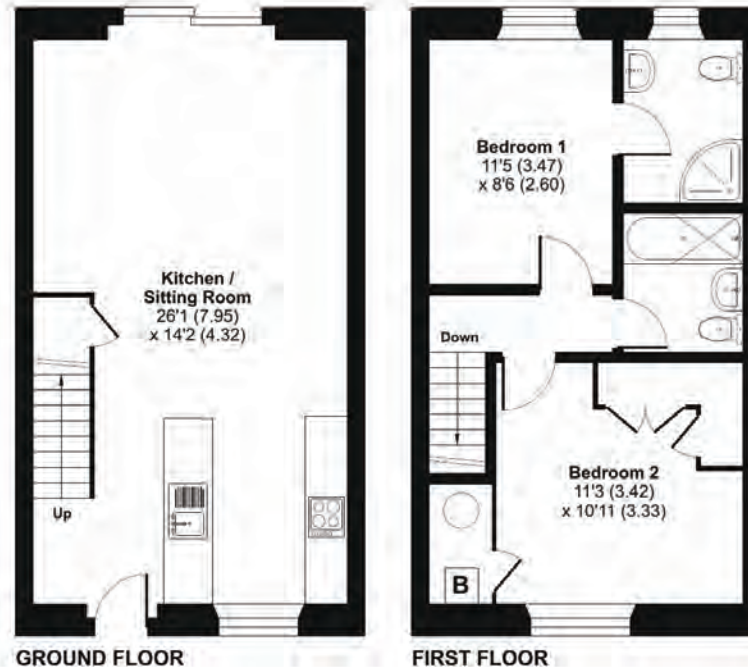
“The estate's facilities have always held a big attraction for us. Playing a round of golf here is like playing on your own private course and the spa is a great relaxing area for anyone to enjoy. Fishing is another excellent hobby for the community to also get involved with. There is plenty going on at Cowan Head, yet you are situated within beautiful, peaceful grounds – offering the best of both worlds!”



Artlecrag, Cowan Head, Burneside, Kendal, LA8

Approximate Area = 766 sq ft / 71.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Plans have been produced in accordance with RICS Property Measurement 2nd Edition (Residential) International Property Measurement Standards (IPMS Residential) and the RICS Code of Best Practice for Matthew Bejani REF: 1545932



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. Copyright © 2025 Fine & Country Ltd. Registered in England & Wales. Fine & Country (South Wales) Ltd t/a Fine & Country, Company Reg. No. 14594236. Registered office: 30 High Street, Chepstow, NP16 5LJ. Printed 19.09.2025



FURTHER INFORMATION

On the road

Kendal	4.8 miles
Windermere	5.9 miles
Ambleside	10.3 miles
Cartmel	18.9 miles
Manchester	79 miles

Transport links	
M6 J36	11.3 miles
Oxenholme (railway station)	8.2 miles
Manchester airport	79 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

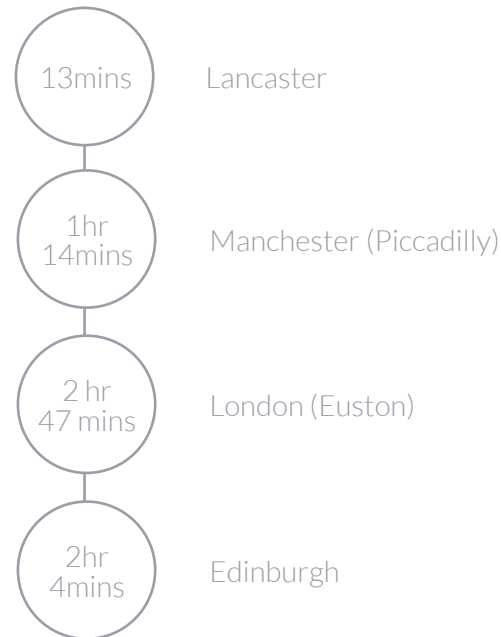
Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk. At present a B4RN fibre network is also being installed in the Estate complex.

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 Windermere with services to Oxenholme.



Schools

Primary

Staveley and Burneside CofE Primary Schools

There is a choice in Kendal and Windermere

Secondary

Queen Katherine School and Kirkbie Kendal (both in Kendal)

The Lakes School (Troutbeck Bridge)

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)

Directions

what3words ///endearing.gratitude.hello
2 Artlecrag is situated on the right-hand side shortly after passing through the gates to Cowan Head.

Local leisure activities

Things to do

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:

Local leisure activities

Within the vast array of Lake District attractions there are many National Trust locations and properties to visit, Historic houses – Sizergh Castle, Levens Hall, Leighton Hall, Holker Hall and Blackwell.

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

Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness on Windermere

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

Golf courses at Windermere, Crook, Carus Green and Kendal

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

Cinemas are Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal

Places to eat

The Lake District offers a wide range of options to suit every occasion:

Cafes and country pubs

The Eagle & Child Inn, Staveley

Within Staveley Mill Yard - Wilf's Café & More? Bakery

Plumgarths Farmshop and café & Low Sizergh Barn, farmshop and café

Café Italia, San Pietro and Homeground, Windermere

The Black Labrador, Underbarrow

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.

Services

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

Guide price £280,000

Local Authority charges

Westmorland and Furness Council – Council Tax band E

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 figure, 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 figure, also payable quarterly) is paid directly into the reserve fund each year.

Please note

No holiday letting permitted.

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