



Cowan Head

£285,000

11 Mill Cottages, Cowan Head, Kendal, LA8 9HQ

Situated in the tranquil surroundings of Cowan Head, 11 Mill Cottages is a delightful two-bedroom Lakeland cottage. Boasting a prime riverside position along the River Kent. Despite its peaceful location, the property remains conveniently close to the vibrant tourist destinations of Kendal, Windermere, and Bowness, making it a perfect choice for both a permanent residence and a promising investment opportunity.

Recently, the owners have enhanced the cottage by opening up the space and installing a modern kitchen, adding a contemporary touch to its traditional charm. The property also features a compact rear patio, covered parking, and additional parking available to the front. With no upward chain, this cottage should be at the top of your viewing list! Whether you're looking for a home or bolt hole in the heart of the Lake District or a valuable investment, 11 Mill Cottages seamlessly combines location, character, and modern day conveniences.

Quick Overview

- Characterful cottage
- Modernised in recent times
- Contemporary & stylish kitchen
- Open plan living
- Two bedrooms
- Stylish bathroom
- Compact rear patio
- Peaceful location with riverside views
- Off-road parking
- Superfast broadband available



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Superfast
Broadband
available



Allocated parking
for 2 vehicles

Property Reference: K6904



Living space



Open plan Kitchen/Living/Dining Room



Dining kitchen area



Bedroom One

Property Overview: Located along the scenic Dales Way, this cottage offers immediate access to excellent walking and cycling routes, with numerous local pubs and restaurants to enjoy along the journey. The property boasts stunning views of the river and the Kentmere Fells, providing a peaceful rural setting on the edge of the Lake District National Park. Despite its tranquil location, it remains well-connected to the nearby villages of Staveley and Windermere, the market town of Kendal, and the M6 motorway.

Upon entering this charming property, the entrance porch has ample space for hanging up coats and storing everyday shoes. You are then welcomed into an open-plan living area that seamlessly flows into the kitchen. The living space features attractive flooring and a cosy wood burner set on a tiled hearth, creating a warm and inviting atmosphere. A window offers a pleasant outlook to the front, filling the room with natural light.

The kitchen is stylish and is fitted with a range of shaker-style wall, base, and drawer units, all complemented by quartz countertops with an inset composite sink with a half bowl and drainer. Modern kitchen appliances include an electric hob with an extractor fan, a built-in oven, a slimline dishwasher, a microwave, and an integrated fridge freezer. Cleverly utilising the space under the stairs, fitted shelves and cupboards match the kitchen units, offering additional storage. The kitchen also provides a view of the rear yard, with a door leading outside.

A door from the kitchen leads to a convenient cloakroom, equipped with a washing machine, a W.C., and a wash hand basin. This space is practical for everyday needs.

As you ascend the stairs, you reach a landing that provides access to a boarded loft, offering additional storage potential. An over-stairs airing cupboard houses the Valliant boiler.

The main bedroom is a bright and spacious double room, looking out on to the River Kent and across the valley over to Potter Fell. The second bedroom overlooks the rear patio and seating area. This versatile space can be used as a single bedroom, a study, or even a storage room, depending on your needs.

The bathroom is tastefully decorated, featuring a modern three-piece suite, including a P-shaped panel bath with a shower overhead, a wash hand basin, and a WC.

At the end of the terrace, there is a carport, one of four available. Additionally, the property benefits from a parking space in the private, communal parking area at the front with a view overlooking the weir.

The cottage also features a private, compact patio area at the rear, perfect for relaxing and enjoying the tranquility.

Accommodation with approximate accommodations:

Ground Floor:

Entrance Porch

Open Plan Living/Dining Kitchen

20' 5" x 10' 8" (6.23m x 3.26m)

Cloakroom

First Floor:

Landing

Bedroom One

11' 1" x 10' 5" (3.38m x 3.18m)

Bedroom Two

10' 9" x 6' 11" (3.28m x 2.11m)

Bathroom

Parking: Carport and a communal area to the front offers ample space for off-road parking.

Services: Mains gas, mains water and mains electricity.

Council Tax: Westmorland & Furness Council - B

Tenure: Freehold.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

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

What3Words Location & Directions [///receive.flexibly.cheetahs](https://www.what3words.com/receive/flexibly.cheetahs)

From Windermere, take the main A591 towards Kendal. Just before the Plantation Bridge garage and the Lakeland Great Outdoors Store, turn left at the signpost for Bowston and Cowan Head. Follow the road towards Bowston, then turn left into the lane signposted for Cowan Head. Continue along this lane until you reach the end, where No. 11 is the second-to-last cottage on your left-hand side.

Anti-Money Laundering Regulations (AML)

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Bedroom Two



Bathroom



View

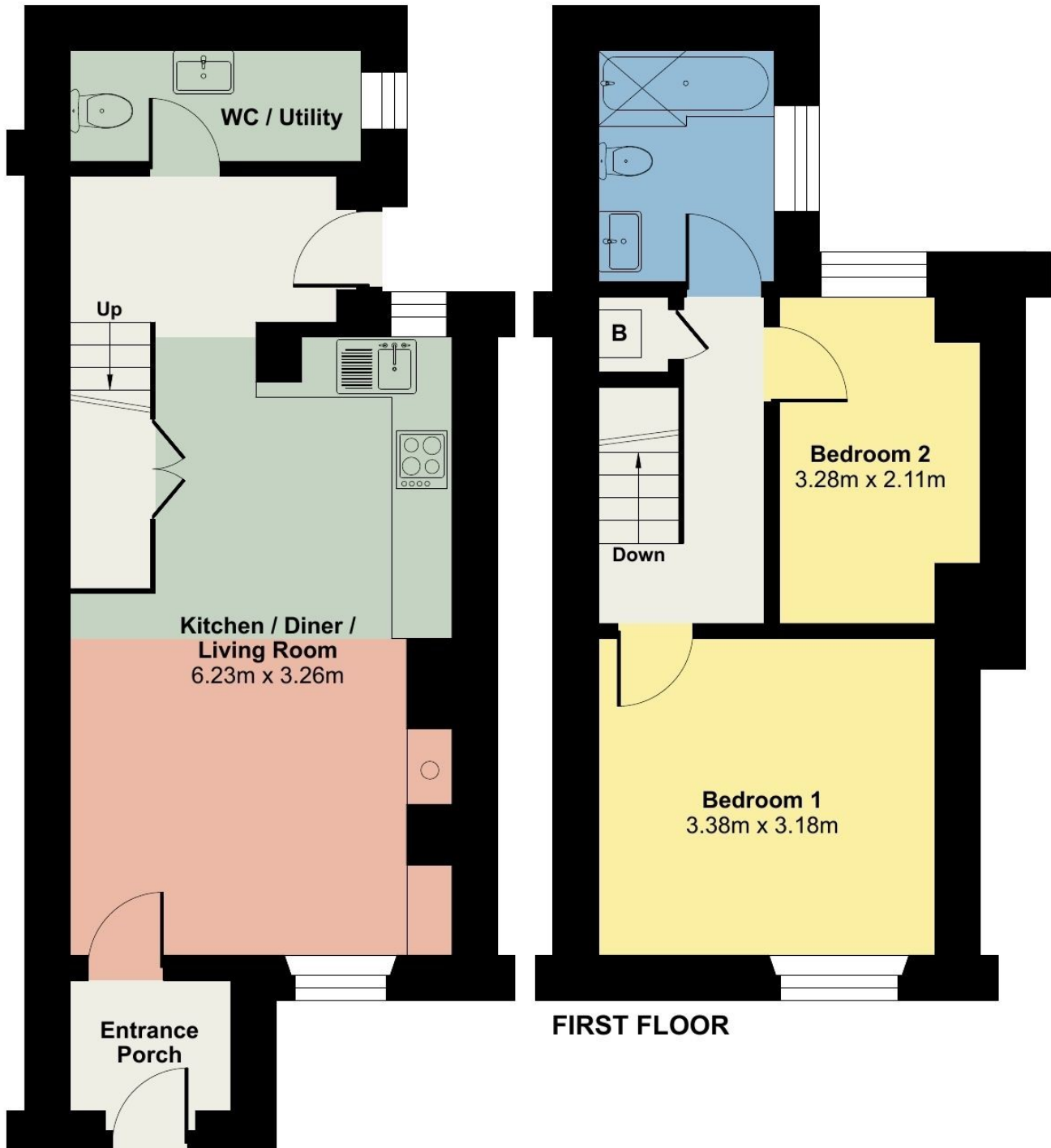


Rear patio garden

Mill Cottages, Cowan Head, Burneside, Kendal, LA8

Approximate Area = 682 sq ft / 63.3 sq m

For identification only - Not to scale



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