



Apartment 2, Highfield House
Ambleside | Hawkshead | LA22 0PN

 FINE & COUNTRY



Welcome to Apartment 2, Highfield House

A rare opportunity to acquire a beautifully positioned three-bedroom, two-bathroom ground-floor apartment within the highly desirable Highfield House development, set in an elevated position on the edge of the picturesque Lakeland village of Hawkshead.

Highfield House occupies a wonderfully peaceful setting within the Lake District National Park, surrounded by magnificent countryside and enjoying far-reaching panoramic views across the surrounding fells. Apartment 2 makes the most of this exceptional location, with large feature windows providing wonderful outlooks and allowing an abundance of natural light to flow throughout the accommodation.

The apartment is well proportioned and thoughtfully arranged, offering comfortable and versatile living accommodation ideal as a permanent residence or second home.

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“After 22 wonderful years since the apartments were first created, advancing age and family commitments mean it is time for us to move on and begin the next chapter.”



Location

The location is undoubtedly one of the property's greatest attractions, offering an enviable position from which to explore some of the Lake District's most beautiful and sought-after villages and landscapes. The charming village of Hawkshead is within easy reach and is renowned for its picturesque cobbled streets, traditional whitewashed buildings, independent shops, cafés and historic character. Coniston, set beneath the dramatic backdrop of the Old Man of Coniston and alongside the beautiful waters of Coniston Water, is also close by and provides a wonderful selection of local amenities, cafés, pubs and restaurants, together with excellent opportunities for walking, boating and outdoor pursuits.

The bustling market town of Ambleside, approximately 5 miles away, offers a more extensive range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, pubs and other essential services. From Ambleside, the wider Lake District is easily accessible, with Grasmere, Rydal and Windermere all within convenient travelling distance. The popular village of Windermere and nearby Bowness-on-Windermere provide an abundance of attractions, restaurants and leisure opportunities, while the shores of Lake Windermere offer some of the area's most spectacular scenery.

These areas are a haven for outdoor enthusiasts, with an exceptional choice of walking and cycling routes, fell and mountain trails, lakeside paths and scenic drives, while the surrounding countryside provides spectacular Lakeland scenery and a wealth of wildlife virtually on the doorstep.





Step Inside

The spacious open-plan living room and kitchen is a particular highlight, enjoying a dual aspect with impressive views towards the surrounding countryside and fells. The feature bay window provides the perfect place to take in the ever-changing Lakeland scenery, while a door gives direct access to the private patio area.

The generous kitchen provides an excellent social space, with its own dining area and is fitted with a comprehensive range of quality wall and base units, granite worktops and integrated appliances including fridge with freezer box, AEG dishwasher, AEG double oven and microwave, AEG coffee machine and a 5-ring gas hob with extractor over. This area also has the added benefit of a convenient built-in storage cupboard housing the Main combi boiler with hive connection.

Moving into the hallway, with additional storage cupboards, there are three well-proportioned bedrooms, providing excellent flexibility for family, guests or those wishing to create a dedicated home office. Bedroom One is a particularly comfortable double bedroom, benefiting from an en-suite shower room and French doors opening directly onto the rear garden. The remaining bedrooms are also generously proportioned, each enjoying attractive aspects, with bedroom two benefiting from built-in storage and both rooms featuring attractive windows that enhance their character and appeal. A further well-appointed bathroom serves the remaining accommodation.



Step Outside

Externally, Highfield House is approached via a private drive and enjoys beautifully maintained communal gardens, with established trees, shrubs and mature planting creating a lovely sense of privacy and tranquility. Apartment 2 also benefits from its own front and rear garden areas and side private patio area, idyllic spaces for relaxing and enjoying the peaceful surroundings, while designated parking for two vehicles provides further convenience. There is also a secure private storage room within the communal cellar, providing an ideal space for storing bikes, outdoor equipment and other belongings.



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“All owners take great pride in Highfield House, with the gardens and communal areas maintained to a consistently high standard.”

FURTHER INFORMATION

On The Road

Hawkshead	0.7 mile
Ambleside	5 miles
Skelwith Bridge	5.6 miles
Coniston	3.2 miles
Bowness on Windermere	10 miles
Manchester	89.4 miles

Transport links	
M6 J36	24.4 miles
Windermere railway station	9.3 miles
Oxenholme railway station	21 miles
Manchester airport	98.9 miles
Liverpool airport	104 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](https://www.ofcom.gov.uk/checker)

Services

Westmoreland and Furness Council – Council Tax band F

Tenure - Long leasehold for the balance of a 999 year lease which commenced in 2004. The freehold is vested in the Highfield House Management Company, each resident being a shareholder in that company. An annual service charge of £3,600 (2025/26 figure) covers communal gardens and maintenance of the building. A further £1,200 (2025/26 figure) is paid directly into the sinking fund each year, covers major redecoration and any additional major repairs. Finally, the buildings insurance is £900 per annum for Apartment 2.

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.

1 hr, 14mins	Manchester (Picadilly)
2hr, 47mins	London (Euston)
2hr, 4mins	Edinburgh

Directions

What3words /// counters.historic.glance

Download the what3words App or go online for directions straight to the property.

Included In The Sale

The majority of the furniture within the apartment is also available by separate negotiation, with the exception of a small number of personal items.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Restrictions

Holiday letting is not permitted.

Places To Visit

Grizedale Forest for walking, cycling, events, music and arts

Whatever the weather, the Lake District has a vast array of attractions to keep all the family entertained:

National Trust locations include Beatrix Potter's house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere . Townend Troutbeck and Allan Bank Grasmere.

Cinemas and live music at Zeffirellis and Fellinis, both at Ambleside and The Brewery in Kendal

Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere

Jetty Museum, Windermere

Dove Cottage and the Wordsworth Museum, Grasmere

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

Live theatre at The Old Laundry in Bowness on Windermere, The Brewery in Kendal and Theatre by the Lake in Keswick

Sport and Recreation

Grizedale Forest for endless forest trails with unique sculptures to explore on two wheels, foot or horseback as well as the Go Ape tree top courses.

Fishing at Esthwaite Water

Spa and gym facilities at several local hotels, a gym in Ambleside and of course there is the opportunity for wild swimming in lakes and tarns

For sailing and boating on Windermere try the Royal Windermere Yacht Club and the Windermere Motor Boat Racing Club

Golf courses at Windermere, Crook, Grange over Sands and two at Kendal

Places To Eat

An absolute paradise for any food lover, here are a few local recommendations to suit every occasion:

Local dining, cafes and pubs

Billy's Barr & Restaurant, Poppi Red Bistro, Petit Four Bistro, The King's Arms, The Queens Head, The Red Lion, as well as a number of cafes and a very popular Ice cream shop, all in Hawkshead.

Esthwaite Lake Cafe

Joey's Café at Wray Castle & at Claife Viewing Station

Cuckoo Brow Inn, Far Sawrey

Tower Bank Arms, Near Sawrey

The Drunken Duck Inn, Barngates

Just 5 miles away in Ambleside there are many restaurants and cafes to suit all appetites from top end to take away.

Including Zeffirellis, Fellinis, The Schelly, Bellis Cafe & Bistro, The Apple Pie Café and Bakery, Fresher's Café, Mr H's, Copper Pot Café and Ambleside Tap Yard, Force café and terrace and many more.

Michelin Star restaurants

The Old Stamp House and Lake Road Kitchen are both in Ambleside

The Forest Side Hotel, Grasmere

The Gilpin Hotel and The Samling, in Windermere

L'Enclume and Rogan and Co, both in Cartmel

Schools

Primary
Hawkshead Esthwaite Primary School

Ambleside CoE Primary School

Windermere School (Independent)

Secondary
The Lakes School, Troutbeck Bridge

Windermere School (Independent)

John Ruskin School, Coniston

Further Education
University of Cumbria (campus in Ambleside)

Kendal College

Great Walks Nearby

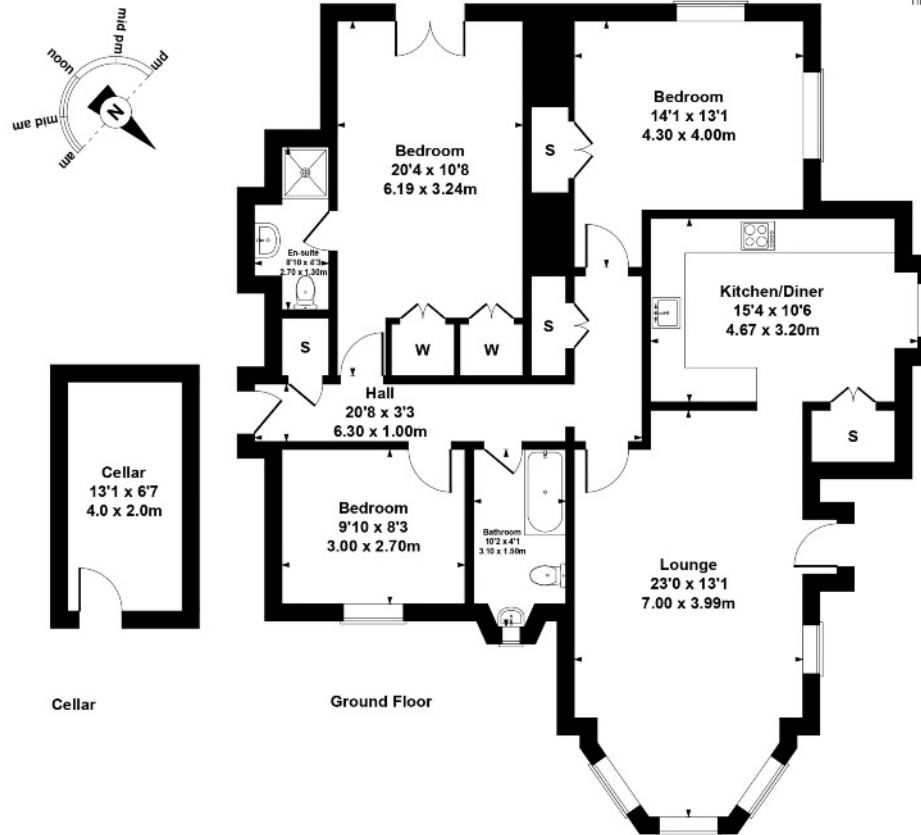
There are many super walks straight from the house, including trails to Wray Castle, Tarn Hows, Black fell, Latterbarrow, Grizedale Forest, Coniston and Claife Heights. You'll also be rewarded with stunning lake and countryside views whichever you choose.

Other famous walking spots such as Loughrigg, Wansfell and The Langdale Valley are only a short drive away.

Whether you like to amble, stride out or climb, there is a footpath or trail for you. The Lake District also has 214 Wainwrights fells to tick off the list.

Highfield House

Approximate Gross Internal Area 1280 sq ft - 119 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere,



FINE & COUNTRY

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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, 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

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