



## Hawkshead

£525,000

Apartment 2, The Old Police Office, Main Street, Hawkshead, Ambleside, LA22 0NS

Apartment 2 The Old Police Office is set within the picturesque village of Hawkshead in the Lake District. This 2 bedroom apartment is beautifully presented throughout, with characterful original stone walls and wooden beams stylishly complimented by modern colourful interiors with bright and airy spaces and great areas for entertaining as well as nooks and snugs to sit and relax in.

With just a short stroll to the village centre, fabulous walks from the doorstep, beautiful fell views and close to many other Lake District villages and lakes, this apartment is perfect for anyone seeking a home, second home or successful holiday let.

### Quick Overview

Fantastic location in Hawkshead  
Two bedroom apartment with original features  
Lake District walks from the doorstep  
Great entertaining spaces  
Currently a successful holiday let  
No chain  
Perfect as a main residence, second home or holiday let  
Private parking space  
Close to local shops and amenities  
Superfast Broadband available



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Superfast  
Broadband  
Available



Private  
Parking

Property Reference: AM4188



Entrance Hall



Kitchen/Dining Room



Living Room



Living Room

A short walk from the private allocated parking space brings you to the impressive wooden entrance door with a silver bumble bee knocker, leaded windows above and stone surround carved with 'The Old Police Office' above. From here you enter into a light spacious entrance hall with a large open plan kitchen and dining room leading off to the right. Comprising of a large range of wall and base units, Corian work surfaces and sink with mixer tap over, part tiled with stylish metallic tiling and well equipped with built in Neff hob, oven with overhead extractor, fridge, dishwasher and washing machine. A discreet slide out bin storage and tall wooden wine storage unit and large portrait radiator are also useful features of this well thought out kitchen space. The dining area has space for a large dining table and faces the front elevation with sleek wooden blinds. The dark wood effect Amtico flooring compliments this stylish high quality entertaining space.

Across the hall is a downstairs shower room with Grohe shower, Roca WC and wash hand basin, chrome heated towel rail, part tiled walls and tiled floor. The room also benefits from underfloor heating.

The cosy carpeted stairs lead up to the first floor. Bedroom two is a double room on the front elevation with white wooden blinds, radiator and room for a wardrobe and chest of drawers. Across the landing is a stylish bathroom with a Grohe roll top bath, Roca WC and wash hand basin, chrome heated towel rail and a large mirror. This bathroom also benefits from under floor heating, metallic effect floor tiling and a skylight for you to watch the clouds roll by whilst relaxing in the bath.

From this landing take three steps up into the spectacular dual aspect lounge with room for two comfy sofas and a coffee table. Benefiting from a wooden lattice covered radiator and sleek white blinds to the front this lounge area's focal point is the striking feature wall depicting an image of a lake and shore. Imagine cosying up with a drink after a day on the fells with your very own personal lake frontage to view! To the rear elevation there is a snug area perfect for quiet time with a book, then three steps down takes you to a seating area with superb views of the fells. A small cupboard discreetly houses the boiler.

Another flight of carpeted stairs takes you to the second floor where a skylight throws natural light into the space. You will arrive at a little nook, another of the many areas in this property where you can find a space to relax and unwind. There is an impressive feature original stone wall with beams.

Up three steps and you will enter the beautiful master bedroom suite with a vaulted ceiling, original stone work and beams. This king sized room has a deep windowsill at the front elevation to sit and enjoy a morning cuppa with views along Main Street towards the village of Hawkshead. This room has sleek window blinds, a radiator and a large built in storage area along one wall and there is room for a dressing table. A small skylight with a black out blind ensures either natural light or morning lie ins - the choice is yours!

The en-suite shower room is fully tiled and benefits from underfloor heating as well as a chrome heated towel rail. There is a Roca WC and wash hand basin with built in drawer storage underneath and a walk in Grohe shower. A skylight floods the room with natural light, and allows you to enjoy gorgeous views of Latterbarrow and Kirkstone Pass.

## Accommodation (with approximate dimensions)

Entrance Hall

Kitchen/Dining Room 14' 9" x 15' 1" (4.5m x 4.6m)

Living Room 21' 0" x 14' 1" (6.4m x 4.3m)

Snug 2' 11" x 9' 6" (0.9m x 2.9m)

Bedroom 1 18' 3" x 13' 1" (5.56m x 4.00m)

Bathroom

Bedroom 2 7' 6" x 9' 10" (2.30m x 3.00m)

Ensuite Shower Room



Bedroom One

## Property Information

**Tenure** Leasehold

We understand the property to be Leasehold for a term of 999 years, from the 19th of October 2000. Each of the owners within the Old Police Office building contribute £450 quarterly, to cover annual maintenance and building insurance. There is an accumulated sinking fund which is currently £18,000. There is an annual service charge of £1,800 which is not expected to increase in the near future.

**Business Rates** Apartment 2, The Old Police Office has a rateable value of £2,225 with the amount payable to Westmorland and Furness District Council for 2026/27 being £1,110.28. Small Business Rate Relief may be available.

**Services** The property is connected to mains gas, electricity, water and drainage and has a water meter fitted.

**Broadband** Superfast Broadband available - Openreach Network.

**Mobile Services** Likely service from EE, Vodafone, Three and O2.

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

**Directions** Hawkshead is a beautiful and popular conservation village at the heart of the Lake District National Park at the northern tip of Esthwaite Water roughly midway between Lake Windermere and Coniston Water and is surrounded by magnificent scenery.

Leave Ambleside village centre on the A593 signposted towards Coniston taking the left hand turn signposted for Hawkshead crossing the River Brathay on the B5286 at Clappersgate. Follow this road south for 2 to 3 miles and the village of Hawkshead comes into view. Just as the road bears sharply left before the main body of the village, continue straight ahead onto the original main street (this involves turning right, off the main thoroughfare). The Old Police Station is then found immediately on the left hand side with private parking for The Old Police Office at the rear.

**What3Words** ///examples.episodes.myths

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom Two



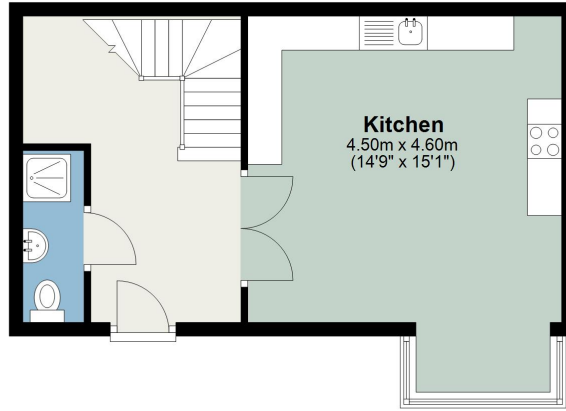
Bathroom



Fell Views

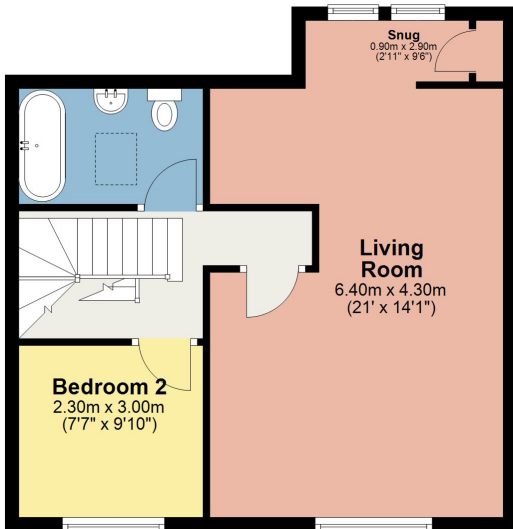
### Ground Floor

Approx. 32.1 sq. metres (345.1 sq. feet)



### First Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



### Second Floor

Approx. 47.3 sq. metres (509.4 sq. feet)



Total area: approx. 127.3 sq. metres (1370.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

### Apartment 2, The Old Police Office, Hawkshead

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