



Hawkshead

£498,500

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



2



3



1



D



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

Property Information

Tenure Leasehold

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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.

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What3Words ///examples.episodes.myths

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Bedroom One



Bedroom Two



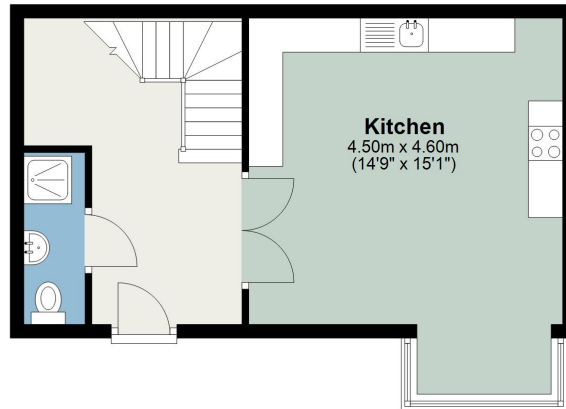
Bathroom



Fell Views

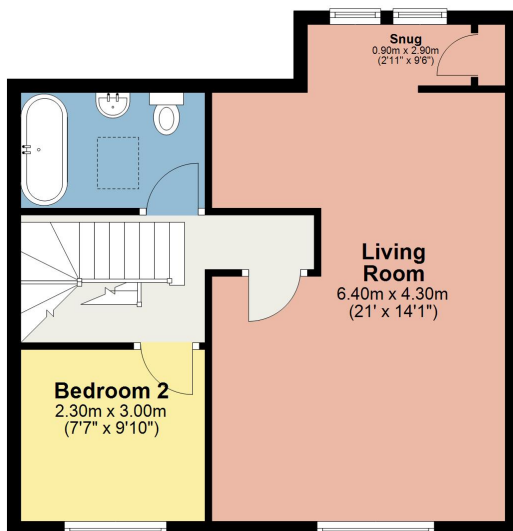
Ground Floor

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



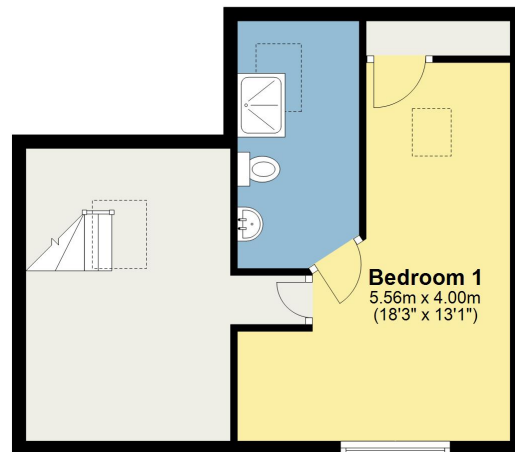
First Floor

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)

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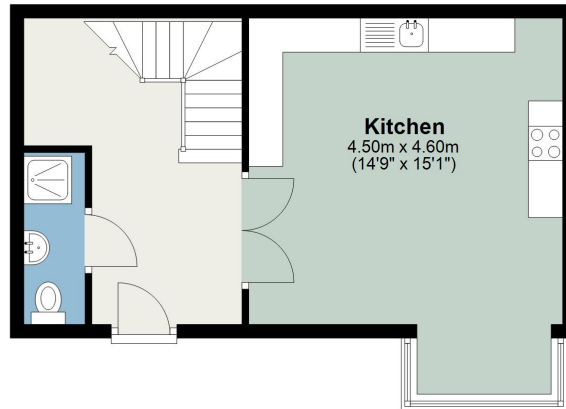
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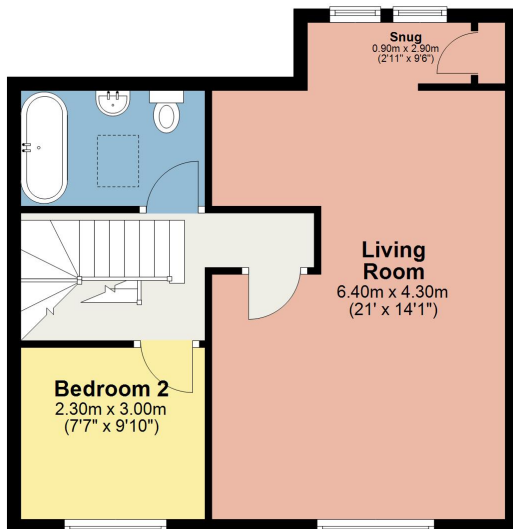
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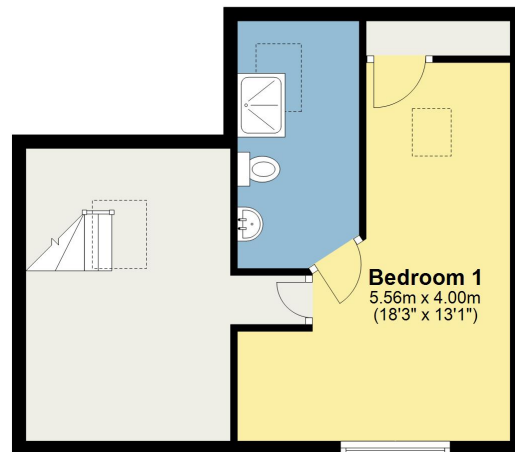
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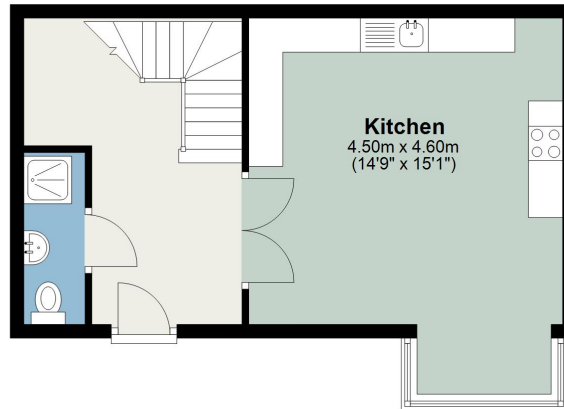
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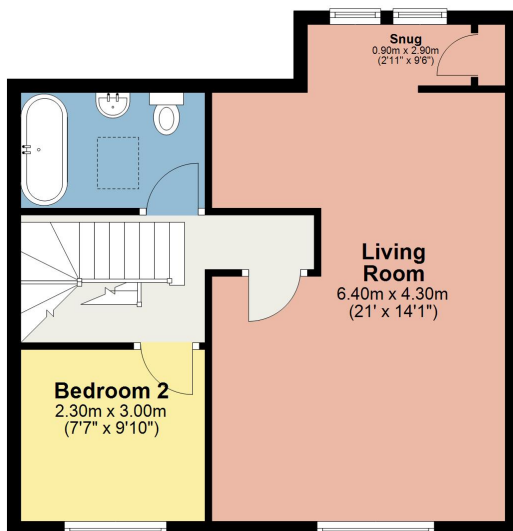
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