



## Hawkshead

£460,000

### The Judges Lodging, 3 The Old Police Station, Main Street, Hawkshead, Cumbria, LA22 0NS

Located in the centre of the beautiful village of Hawkshead this distinctive and attractive building could hardly be better placed for a relaxing weekend retreat, a highly successful holiday let or indeed a welcoming permanent home. Converted in 2000 from the original Police Station and Magistrates Court The Judges Lodging is a wonderful three storey home, packed with character and includes a spacious fitted family kitchen, delightful living room with fell views, two double bedrooms, two bathrooms, a cloak room and private car parking.

#### Quick Overview

Imaginative two double bedroomed, two bathroomed home.

Large living room and fitted family kitchen.

Superbly placed in the centre of pretty Hawkshead.

Beautifully converted from the former Police Station.

Superb holiday let, weekend retreat or permanent home.

Delightful features throughout.

Fell views over rooftops.

Spacious three storey accommodation.

Private car parking space.

Superfast Broadband 80mbps \*



2



2



1



C



Superfast  
Broadband



Allocated  
Parking

Property Reference: AM3923



Family Kitchen



Family Kitchen



Living Room



Living Room

**Location** 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 Judges Lodging at the rear. Main Street is no longer the main thoroughfare through the village.

**What3words** ///salads.protrude.reconnect

**Description** The property enjoys a wide variety of lovely country walks accessible from the doorstep and a special selection of independent shops, cafes, restaurants and lovely old traditional Lakeland inns are just a short stroll away, so everything you may require is on hand and within easy reach.

The bright accommodation is arranged over three storeys and is entered via a hallway which gives access to a spacious and well equipped family kitchen with shuttered windows and which in turn gives access to an inner hall / utility area with a cloak room beyond all on the ground floor. On the first floor is the elegant living room alongside the smaller of the two bedrooms and a modern shower room. The superb primary bedroom is found on the second floor above, complete with a delightfully stylish en suite bathroom. The original impressive vaulted timber roof trusses and exposed stone gable wall are distinctive features on this level, lending a great deal of charm and character. There is a useful store room (perfect for locking away personal belongings for those looking at holiday letting) plus a mezzanine storage area above. There is a very useful private car parking space to the rear of the building with little or no garden maintenance issues to impact on either your time or your pocket.

The property is a highly successful holiday let with Heart of the Lakes ([www.heartofthelakes.co.uk](http://www.heartofthelakes.co.uk)) and is highly recommended for early viewing.

**Accommodation (with approximate dimensions)**

**Entrance Hall** With stone tiled floor.

**Family Kitchen** 15' 0" x 12' 7" (4.59m x 3.86m) A lovely high ceilinged room with a stone tiled floor and attractive double window with shutters. Fitted with a modern range of wall and base units having complementary work surfaces with integrated stainless steel sink and a half with drainer and mixer tap. Integrated appliances include a Bauknecht fridge, Bosch dishwasher, Hotpoint washer/dryer, Bosch electric oven, Bosch induction hob with extractor over. Also having original built in cupboard, Myson Kickspace 500 plinth heater and offering plenty of space in which to both prepare meals and to dine in comfort.

**Inner Hall** With a stone tiled floor.

**Cloak Room** With a stone tiled floor, WC, wash hand basin, part tiled walls and extractor fan.

## First Floor

**Landing** Original arched roof truss.

**Living Room** 20' 0" x 11' 5" (6.1m x 3.48m) A lovely room with views over rooftops to open fields. With oak timber flooring and an ornamental fire place with a wood burning effect electric stove.

**Bedroom 2** 10' 10" x 10' 6" (3.3m max x 3.2m max) Currently arranged as a twin room with lovely views to Latterbarrow. Also having a built in cupboard housing the Ferroli central heating boiler.

**Shower Room** Having tiled walls and with three piece suite comprising a shower within a cubicle, a wash hand basin set within a vanity style unit and a dual flush WC.

## Second Floor

**Landing** With a patterned skylight and exposed timber roof trusses.

**Bedroom 1** 20' 0" x 11' 8" (6.1m x 3.56m) A spacious room with a vaulted ceiling and partially divided by two beautiful king post roof trusses with arched features, a feature exposed section of stone work and also having a very useful mezzanine storage area above the store and en-suite having a sky light.

**En Suite Bathroom** 8' 9" x 8' 1" (2.69m x 2.47m) A luxury bathroom suite with a stylish oval free standing bath with a mixer tap and shower attachment, WC and wash hand basin. There is a skylight with views to Latterbarrow, part tiled walls, a chrome ladder style heated towel rail and exposed roof truss.

**Store** 5' 10" x 5' 8" (1.8m x 1.73m) A useful lockable walk-in cupboard/ dressing room.

**Outside** There is a private car parking space to the rear of the building.

**Services** The property is connected to mains gas, electricity, water and drainage. The property has gas fired central heating with a Hive remote control system.

\*Broadband checked on <https://checker.ofcom.org/> 26th January 2023 - not verified.

**Business Rates** The property has a rateable value of £3,150 with the amount payable for 2022/23 being £1,571.85. Small business relief may be available.

**Tenure** We understand the property to be leasehold for a term of 999 years from July 2000 with all owners in the development being shareholders and Directors of the management company which owns the freehold, the AGM for which is currently held each September.

The property has a current service charge of £1,500 per annum which includes the building insurance, maintenance of communal areas and the general maintenance of the building and grounds.



Bedroom 2



Bedroom 1



Bedroom 1



En Suite Bathroom

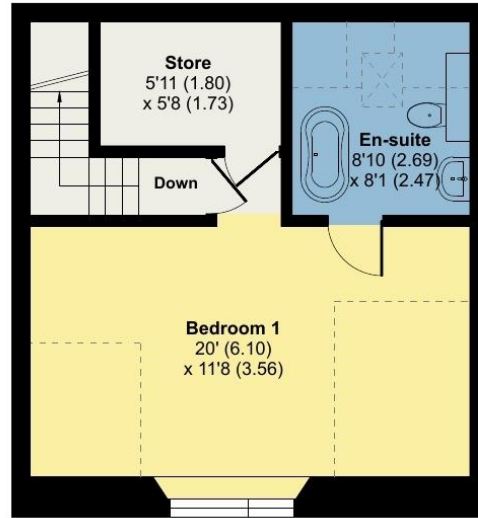
# The Judges Lodging, 3 The Old Police Station, Main Street, Hawkshead, LA22



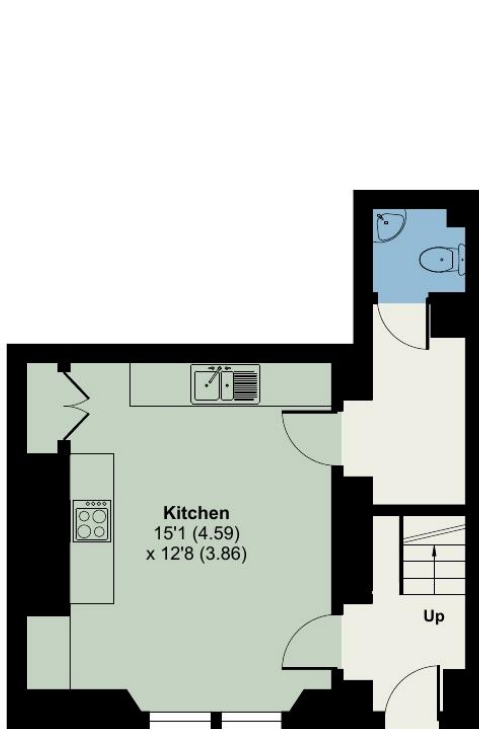
Denotes restricted  
head height

Approximate Area = 1204 sq ft / 112 sq m  
 Limited Use Area(s) = 106 sq ft / 10 sq m  
 Total = 1310 sq ft / 122 sq m

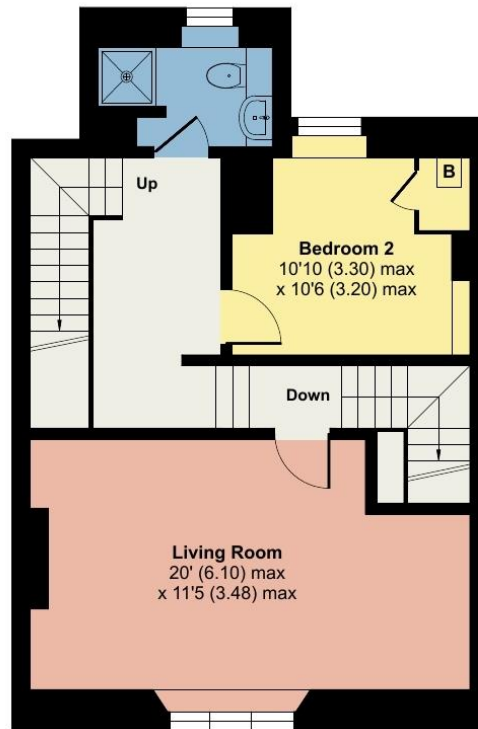
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Hackney & Leigh. REF: 940236

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

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

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