



# Hawkshead

£460,000

Arresting View, 5 The Old Police Station,  
Main Street, Hawkshead, Cumbria, LA22 0NS

Lakeland cottages do not come much better than this 5\* holiday let. Superbly renovated to the highest of standards 4 years ago this stylish, immaculate property has proven to be one of the most sought after holiday getaways in the Lake District attested to by the warm glowing reviews from the guests and a phenomenal gross income circa £44K per annum.

This is a fabulous home set out on 3 floors with glorious views towards Latterbarrow and the Lakeland Fells perfect for romantic getaways and relaxing in complete comfort after a busy day walking and exploring the Lake District.

## Quick Overview

- Stunning furnished Holiday Let
- Benefit of future bookings
- Central village location
- Open views to Lakeland fells
- 1 king size Bedroom
- 2 luxury bath/Shower rooms
- Fabulous lounge with balcony
- Smart zoned heating and high thermal insulation
- Private car parking space
- Superfast Broadband 80mbps \*



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Superfast  
Broadband



Private Parking  
Space

Property Reference: AM4035





Lounge



Lounge



Private Balcony



Shower 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 around the outskirts of the village, turn right onto the old Main Street. The Old Police Station is then found immediately on the left hand side with private parking at the rear. Main Street is no longer the main thoroughfare through the village.

**What3Words** ///hurricane.slowly.spoken

**Description** Lakeland cottages do not come much better than this stunning property located in the heart of the beautiful village of Hawkshead. This immaculate stone built cottage once formed part of the Old Police Station and now enjoys a new lease of life having been completely remodelled by the present owners to create something really special in this historic building with a level of specification and craftsmanship it is almost difficult to comprehend. Now one of the most sought after getaways in the Lake District one just has to leaf through the Guest Comments book at the property to be astounded by the consistently excellent reviews.

This will be no surprise when you visit the property and see for yourself the attention to detail in design, layout and exceptionally high quality of the workmanship and fittings.

The works of improvement are almost too many to mention but briefly include bespoke, handcrafted, solid oak doors, skirtings, bedroom furniture and staircases with custom double glazed sash windows, stainless steel radiators and multi zonal heating throughout the entire cottage - the luxury just goes on and on and can only be fully appreciated by taking a viewing.

In short this is a fabulous home set out on 3 floors with glorious views towards Latterbarrow and the Lakeland Fells perfect for romantic getaways and relaxing in complete comfort after a busy day walking and exploring the Lake District. Once there you may never wish to leave.

This is a superb opportunity to acquire a "ready made" holiday let business in the heart of the English Lake District with many return clients; Arresting View is currently let through holidaycottages.co.uk (Travel Chapter Ltd) at their Hawkshead Office, who can confirm this is probably their most popular and successful let. Boasting a phenomenal gross income circa £44,000 per annum being sold with the benefit of future bookings currently standing at approx. £30K and rising.

**Accommodation (with approximate dimensions)**

**Entrance Hall** The solid oak front door opens into the light hallway with a comfortable seat, a stainless radiator with inbuilt coat hooks for damp clothes and a tall cupboard for household appliances.

**Kitchen/Dining Room** 13' 5" x 11' 10" (4.11m max x 3.61m max) A bright dual aspect room with a contemporary kitchen designed by Atlantis Kitchens. A custom dining island with subtle lighting is perfect for sharing romantic meals. Brimming with storage space and with Silestone quartz worktops providing plenty of preparation areas. Fitted Siemens appliances include fridge, freezer, dishwasher, oven, washer dryer, induction hob, and extractor unit. A Vaillant gas boiler and microwave are neatly enclosed in eye level cupboards.

At night the entire kitchen is illuminated by contemporary fully adjustable lighting with privacy provided by remote controlled electric blinds. The kitchen also features a state-of-the-art fully automated fire



misting system and the room is completed with underfloor heating, a stainless steel radiator and a smart TV.

**Shower Room** A solid oak door slides back to reveal a luxurious fully tiled shower room featuring a large walk in shower incorporating a Rainfall shower overhead plus wall mounted wand, together with a Geberit wall mounted rim-free toilet and wash basin. Underfloor heating and subtle lighting enhance the ambience of the room.

#### Oak and Glazed Staircase to First Floor

**Lounge** 17' 10" x 13' 6" (5.44m x 4.14m) Dual aspect glazing and high ceilings cast a clean bright ambience throughout this superb room. From the slate surfaces, the designer stainless steel radiators to the modern leather furnishings the room exudes quality. An impressive custom designed surround houses the Italian Italkero ribbon gas fire and a wall mounted smart TV.

Open the glazed oak double doors out to the stainless steel balcony to enjoy far reaching views of fells and mountains beyond or, with the push of a button, close the electric blinds, select from a choice of lighting effects and relax in this stylish room perfect at any time.

**Balcony** 8' 0" x 4' 3" (2.44m x 1.32m)

#### Oak and Glazed Staircase to Second Floor

**King Size Bedroom** 13' 6" x 9' 10" (4.14m x 3.00m min) This is a light and airy room enjoying fabulous views from all windows and vaulted insulated ceiling having characterful exposed beams. Storage is plentiful thanks to the large bespoke handcrafted oak wardrobe, matching range of drawers, dressing table and floating bedside cabinets complemented by a matching full length mirror and oak head board, stainless radiator and a wall mounted smart TV. At night, the push of a button closes the electric blinds and the tear drop feature light brings a cosiness to the room.

**En Suite Bathroom** With natural and subtle lighting this stylish tiled room has underfloor heating with a large double ended bath offering a bathing experience with a view of the fells. A Grohe shower wand, vanity unit with large bowl over and Geberit wall mounted rim-free toilet complete the effect.

**Outside** External communal service meter and storage cupboard.

**Parking** Private parking for one car.

#### Property Information

**Services** The property is connected to mains gas, electricity, water and drainage. Double glazed windows, gas central heating to radiators and underfloor on a multi zoned system. All plasterboard is insulation backed and the roof has full space blanket insulation.

\*Broadband checked on <https://checker.ofcom.org/> 17/5/23 - not verified.

**Business Rates** The property has a rateable value of £1,700 with £848.30 being the amount payable to Westmorland and Furness District Council for 2024/25. Small Business Rate Relief may be available, and is enjoyed by the current owners.

**Tenure** We understand that all owners in the building are Directors and equal shareholders of the entire management company which owns the freehold with the leasehold at a term of 999 years from July 2000. AGM for which is currently held each October by Zoom.

Set by agreement with all 6 owners there has been no change in the current £1,500 Service Charge since the property was bought. The charge includes building insurance and maintenance of the building and grounds. Sinking fund is currently around £23,000



Lounge



En Suite Bathroom



Bedroom

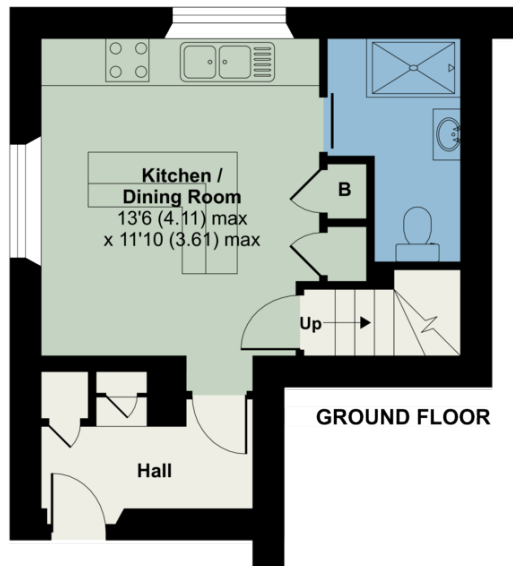
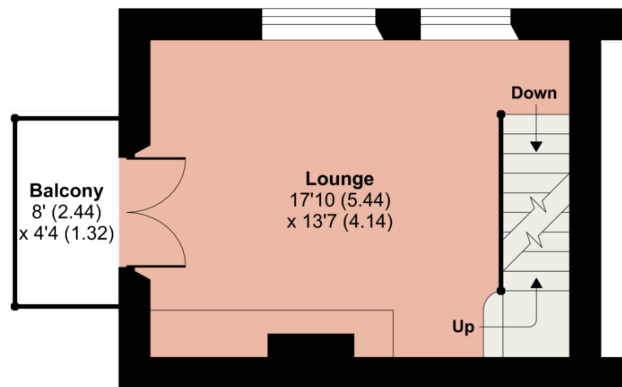
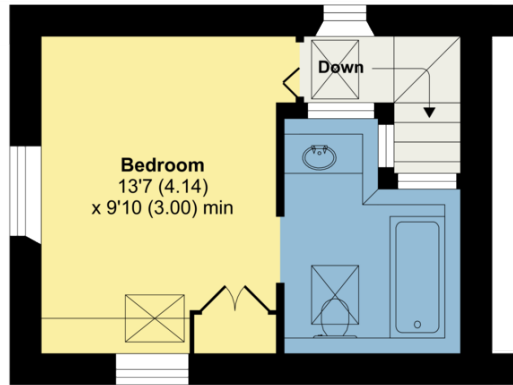


Bedroom

# Arresting View, Apartment 5, The Old Police Station, Main Street, Hawkshead, Ambleside, LA22

Approximate Area = 779 sq ft / 72.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Hackney & Leigh. REF: 980209

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

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

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