



# Hawkshead

£650,000

2 Highfield House, Hawkshead Hill, Hawkshead, Cumbria, LA22 0PN

Highfield House dates from 1874, once a country house hotel it was converted in 2003/4 to provide five luxury apartments of distinction.

This lovely bright ground floor home is both right up to date, yet is still refined and welcoming and is beautifully located to take full advantage of the stunning surrounding scenery.

## Quick Overview

- Elegant spacious accommodation
- Luxury ground floor apartment
- 3 double bedrooms, 1 being en suite
- Spacious open plan lounge and kitchen
- Private patio terrace and gardens
- Magnificent views from property and gardens
- Ideal weekend retreat or permanent home
- No chain
- Driveway parking for two, plus visitors car park
- Standard Broadband 18Mbps\* Openreach Network



3



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1



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Standard Broadband Available



Driveway Parking

Property Reference: AM4060





Sitting Room



Sitting Room



Kitchen



Dining Kitchen

**Description** Highfield House dates from 1874, once a country house hotel it was converted in 2003/4 to provide five luxury apartments of distinction. This lovely bright ground floor home is both right up to date, yet is still refined and welcoming, and is beautifully located to take full advantage of the stunning surrounding scenery.

The attractively presented communal porch and hallway set the tone for the property, being both elegant and homely. The private hallway (with its two spacious storage cupboards) leads to an impressive bay fronted sitting room, fantastically light and enjoying the most superb fell views. With high ceiling adding to the sense of spaciousness, a glazed external door leading to the expansive patio, and a luxuriously wide window seat this is truly perfect for relaxing, gathering with friends and family and taking in those amazing panoramic views. The kitchen area has stylish wall and base units (with soft close feature) with complementary work surface and inset stainless steel sink and a half unit. Superbly equipped with integrated AEG appliances including a gas 5 ring hob with extractor hood over, electric double oven, microwave, fridge, and freezer, there is also ample space to dine - ideal for entertaining friends and family.

The generous main bedroom is bright and light with glazed patio doors to the private garden at the rear. Benefitting from two integrated double wardrobes there is plenty of clothes storage space. The ensuite shower room has tiled walls and floor and a three piece suite comprising a shower cubicle, wash basin set within a vanity style unit, and WC. There is also a heated ladder style towel rail/ radiator. Both this and the house bathroom benefit from underfloor heating - a treat for bare feet!

Of the further two bedrooms, one is a dual aspect double with integrated wardrobe and enjoying garden views, whilst the second is set up as a twin and would equally be suited as a home office for those lucky enough to work from home, though the fell views from this room may prove a distraction.

The house bathroom is both elegant and stylish with beautiful high ceiling, and tiled walls. Having a three piece suite comprising a panel bath with a shower over, a wash basin set above a vanity style unit, and a WC.

The apartment benefits from shared use of the cellar below the main building (accessed externally) including a private cellar room, an excellent storage facility for bikes, canoes etc.

Whilst the private gardens and patio area afford privacy and space, beyond lies delightful communal grounds which provide a haven of peace which are much loved by fellow residents and local wildlife alike. The gardens and grounds provide a colourful foreground all year round with the magnificent backdrop of the valley below and the dramatic fells which surround it.





Sitting Room



View





Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3

The apartments at Highfield House cannot be commercially let for holidays, thus providing a high level of peace and tranquillity for those lucky enough to either live here or to enjoy this delightful property as a haven for relaxation at weekends and / or holidays. This is a superb opportunity not to be missed.

**Location** Beautifully located in what may be termed the centre of a triangle formed by Coniston Water, Esthwaite Water and Tarn Hows, Highfield House has the most dramatic of panoramic views.

The location allows for immediate access to the delightful surroundings of pretty Hawkshead village to the east, Tarn Hows to the north and Grizedale Forest to the south without even having to get into the car. Also within easy reach are the Langdales and Duddon Valley.

### Accommodation (with approximate dimensions)

Entrance Porch

Entrance Hall

Private Inner Hall

Open Plan Living Space

Sitting Room 22' 1" x 13' 1" (6.73m x 3.99m)

Dining Kitchen 14' 0" x 9' 11" (4.27m x 3.02m)

Bedroom 1 20' 3" x 10' 7" (6.17m x 3.23m)

En Suite Shower Room

Bedroom 2 13' 1" x 11' 10" (3.99m x 3.61m)

Bedroom 3/ Study 9' 10" x 8' 10" (3m x 2.69m)

Bathroom

Cellar 9' 5" x 8' 7" (2.87m x 2.62m)

### Property Information

**Directions** Leave Ambleside on the A593 heading towards Coniston, turning left over the River Brathay onto the B5286 signposted for Hawkshead. After approximately 3 1/2 miles take the turning on the right signposted Hawkshead Hill and Coniston. Proceed up the hill and take the first turning left into the driveway for Highfield House (immediately opposite the sign for Hawkshead Hill). The parking for Apartment 2 is to the side of the building towards the far end of the driveway.

What3Words ///slide.tall.durations





Private Patio Seating Area



Rear Elevation and Private Garden





Highfield House and View



Private Rear Garden



Ordnance Survey Ref 01174872

**Services** The property is connected to mains gas, electricity, and water. Drainage is to a shared septic tank with Highfield Cottage.

**Council Tax** Westmorland and Furness District Council - Band F

**Tenure** Leasehold - The lease is for 999 years from 1/1/2004. ( interestingly, the peppercorn rent is one red rose per annum if demanded !!)

Each of the owners being a member of the Management Company which owns the Freehold. The annual service charge for 2024/25 is £3,600 per annum, Building Insurance is £824 per annum, and a contribution to the sinking fund is £1,200 per annum.

Ideal as a permanent home, or used as a private holiday home, this property cannot be commercially let as a holiday home so giving the apartment a great degree of privacy and seclusion, along with peace and quiet. (Dogs are allowed only by specific pre agreement of the other owners.)

**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.

## Meet the Team

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Call **015394 32800** or request online.



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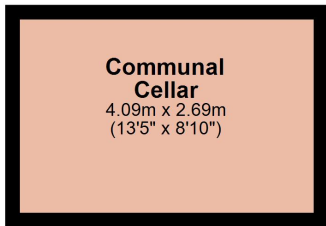
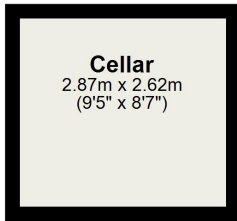
### Ground Floor

Approx. 94.9 sq. metres (1021.3 sq. feet)



### Basement

Approx. 18.5 sq. metres (199.3 sq. feet)



Total area: approx. 113.4 sq. metres (1220.6 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

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