



Hawkshead

£425,000

Skelwith Force
2 The Old Police Station,
Main Street
Hawkshead
Cumbria
LA22 0NS

Property Ref: AM3751

Not every property enjoys the privilege of having a real "Wow factor" room. Skelwith Force doesn't have one- it has two! If the split level first floor through living room with fell views does not do it for you then the superb primary bedroom suite, complete with beautiful exposed roof trusses and an en-suite shower room surely will. With 2 bedrooms, 3 bathrooms, a family kitchen and parking this welcoming home actually has it all.

Stylishly created within what was once the village police station, this spacious three storey home is the perfect holiday let, weekend retreat or permanent home positioned just a short stroll from the centre of picturesque Hawkshead with numerous wonderful walks accessible from the doorstep to choose from.





Family Kitchen



Living Room



Second Floor Landing

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 Skelwith Force at the rear. Main Street is no longer the main thoroughfare through the village, but it is here where the original wide entrance door is found, carrying the stone carved "Police Office" notice above the lintel still.

Description Converted in 2000 from the original Police Station and Magistrates Court this attractive stone and slate building is a distinctive feature in this prettiest of Lakeland villages. Packed with character and perfectly placed as a centre from which to enjoy the wonderful Lake District National Park this is a superb opportunity. The three storey accommodation is entered via the original door to the building which leads into a welcoming entrance hallway with double doors on your right leading into the well equipped and bright, bay fronted family kitchen. There is also a shower room and toilet on this level plus plenty of space in which to store coats and boots etc.



Bedroom 1

On the first floor is the superb split level through living room. With distinct sitting and dining areas (although the latter could also serve as a home office) this bright and spacious room also offers wonderful views, particularly at the rear to Latterbarrow and further afield to Red Screes and Wansfell amongst others. There is a bedroom and the house bathroom also at this level whilst the top floor is dominated by the magnificent primary bedroom suite. The landing area again could serve as a home office or dressing room if desired and includes a feature exposed stone wall whilst the bedroom itself enjoys the beautiful exposed original vaulted roof trusses. A mezzanine storage area has been created above part and there is also a modern en-suite shower room.

There is an invaluable private car parking space to the rear of the building.

This distinctive building at the northern end of the beautiful village of Hawkshead could hardly be better placed for a relaxing weekend retreat, a highly successful holiday let or indeed a welcoming permanent home. With a wide variety of lovely walks accessible from the doorstep and a special selection of shops, cafes, restaurants and lovely old traditional Lakeland inns just a short stroll away everything is on hand and within easy reach.

A superb opportunity not to be missed.

Accommodation (with approximate dimensions)

Entrance Hall A welcoming entrance hall with an attractive oak floor finish, a leaded light window above the wide original entrance



Bedroom 1



Ensuite to Bedroom 1



Living Room



House Bathroom



Family Kitchen

door, a double radiator and double doors to;

Family Kitchen 18' 8" x 12' 9" (5.7m x 3.89m) A lovely bay fronted room with plenty of space in which to prepare meals, relax, entertain and dine. There is an attractive range of wall and base units with pelmet lighting, complimentary work surfaces and incorporating a Lamona oven, gas hob and a hood, refrigerator and dishwasher as well as a Baumatic washer/drier. There is a stainless steel sink and a half unit with a drainer, two large built in cupboards, original built in cupboards and drawers, a vertical radiator, downlighters, a ceiling rose with lantern shade, a TV point and part tiled walls.

Shower Room With a three piece suite comprising a shower cubicle with a Triton shower, Wc (with a macerator) and a wash basin. There is an extractor fan, part tiled walls, tiled flooring and a Dimplex wall heater.

First Floor Split level landing open to the second floor skylight.

Living Room 26' 0" x 13' 11" (7.93 maxm x 4.26m) A superb split level through room with distinct sitting and dining areas, although given the space in the family kitchen the dining area could become a dedicated home office or study area. The large double glazed triple windows at the front give views over the rooftops to the wooded slopes beyond whilst those at the rear give far reaching views to Latterbarrow, Wansfell, Red Screes and Stoney Cove Pike, to name just a few.

The sitting area includes a covered radiator, 3 wall light points and a TV point and just a couple of steps down the dining area has an



Sitting Area in Family Kitchen

attractive oak finish to the flooring, twin windows in a stone surround, 2 wall light points and a cupboard housing the Vaillant central heating boiler.

Bedroom 2 9' 10" x 7' 6" (3m x 2.3m) With woodland views over the roof tops and having a radiator.

House Bathroom A stylish bathroom with a freestanding roll topped shaped bath, wash basin with shaver point over and WC, part tiled walls, skylight and an extractor fan. The floor is tiled and the walls part tiled, there is a ladder style heated towel rail and a Dimplex wall mounted heater and downlighters.

Second Floor Landing 9' 10" x 6' 6" (3m x 2m) This bright area is a lovely spot for relaxation, or for the creation of a home office or dressing area, depending on your needs and includes an exposed feature stone wall, a large skylight, downlighters and sloping ceilings.

Primary Bedroom 1 21' 2" x 14' 0" (6.47m x 4.27 maxm) A real "wow factor" room with the original beautiful arched roof trusses exposed and vaulted ceilings. There is a very useful mezzanine storage area over part and the window seat affords views over the roof tops to the surrounding wooded countryside. There is also a skylight, a double radiator and a TV point.

En-suite Shower Room A well proportioned room with an exposed roof truss, a three piece suite comprising a shower cubicle with shower, WC and wash basin. There is a ladder style radiator, shaver/light point, skylight, downlighters and an extractor fan.



Living Room



View



View



Living Room



Family Kitchen

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.

Business Rates The property has a rateable value of £3,150 with the amount payable for 2019/20 being £1,546.65. Small Business Rate 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 (one owner per property becomes a Director) 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.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

As the property is a highly successful holiday let with Heart of the Lakes, viewings may be limited to the Saturday changeover times only.

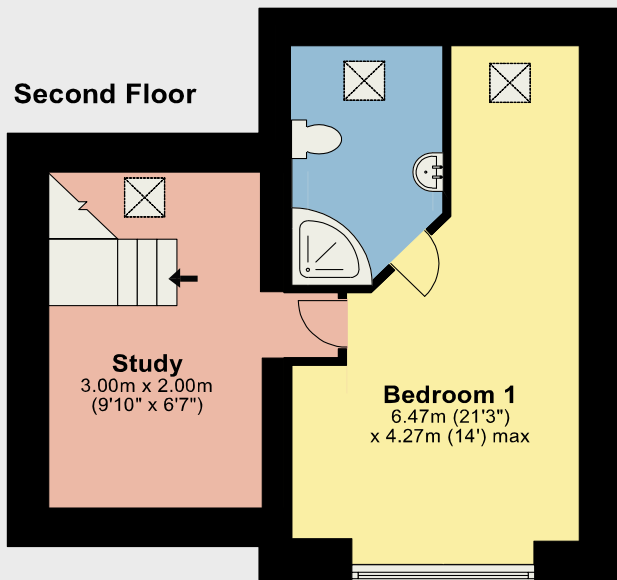


Bedroom 2

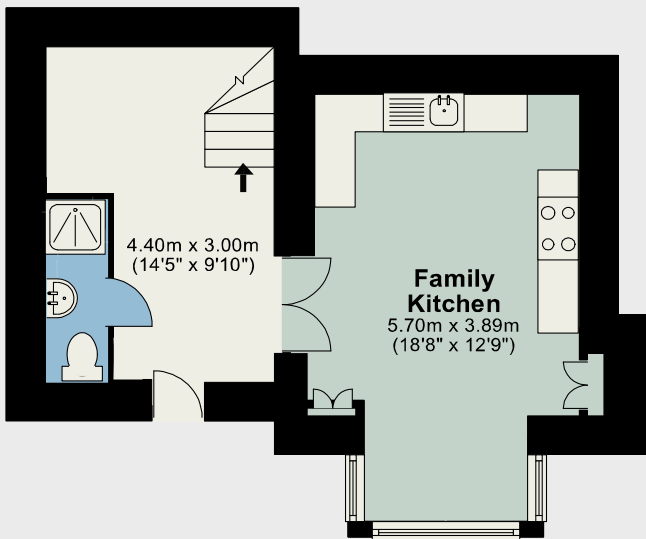


Family Kitchen

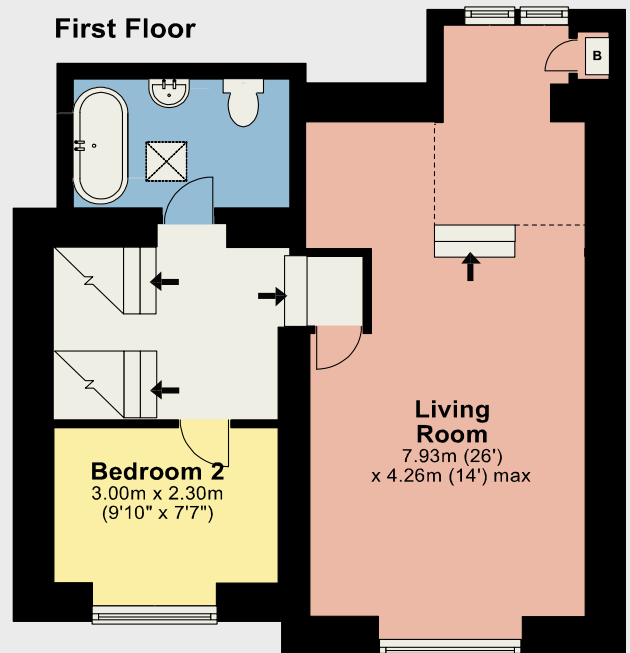
Second Floor



Ground Floor



First Floor



Total area: approx. 131.3 sq. metres (1413.5 sq. feet)

For illustrative purposes only. Not to scale. REF: AM3751

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

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