



## Clappersgate

**£425,000**

Journeys End  
1 Brathay Fell  
Clappersgate  
Ambleside  
LA22 9NE

Occupying the south eastern corner of this highly attractive Victorian residence this superbly placed 1 bedroomed self contained ground floor apartment is as stylish as it is elegant. Set in 2.3 acres of beautiful communal gardens and woodland with direct access onto Loughrigg Fell and having sweet private patios of its own, this immaculate property enjoys lovely views.

An absolute delight, this apartment includes a truly magnificent bay fronted living room, a fitted breakfast kitchen, a double bedroom, luxury 4 piece shower room, private parking and of course wonderful grounds all in a stunning setting.

Property Ref: AM3824







Living Room



Bathroom



Dining Area

**Location** Brathay Fell enjoys a splendid setting on the lower slopes of Loughrigg Fell, immediately adjoining National Trust land. This lovely apartment is approximately a mile from Ambleside village where there is a good range of local facilities and services. To find the property, take the A593 out of Ambleside towards Skelwith Bridge and Coniston, passing through Clappersgate; bear right after approximately ½ a mile at the lodge house known as Brathay Fell Cottage and continue up the winding private drive to Brathay Fell. There is both allocated and visitor car parking provision in the parking area.

**Description** Brathay Fell is one of those elegant and timeless Victorian residences that speak of a bygone era when homes of such quality and grandeur could still be constructed in such an exceptional setting. This attractive building was sympathetically sub-divided into seven unique apartments in the late 1970's and these now share the 2.3 acres of wonderful gardens and grounds which have always been such a splendid feature of this impressive property. Journeys End also enjoys having its own private patio areas running alongside two flanks for added privacy and enjoyment.

This unique self contained apartment may be entered either via the impressive communal hallway or independently via the kitchen door. The bedroom also enjoys double French doors opening onto the private patio, and even the bay fronted living room includes large sash windows one of which opens to allow direct access into the garden when this impressive room must have been one of the focal points of the original house. These full height windows have





Kitchen

retained the original working shutters, whilst the high ceiling is still framed by beautifully intricate cornicing. The views are simply superb, from Latterbarrow right around to Bannerigg and Orrest Head and even include glimpses of the sparkling waters of Lake Windermere. This dual aspect room is the real jewel in the crown of this apartment, with more than enough space in which to relax in front of the wonderful fireplace, now served by a cosy log burner, dine and entertain in style and comfort, or even to create a little space for home working. The attractive breakfast kitchen is well equipped, and the large dual aspect bedroom is very well proportioned. The luxurious four piece shower room is the perfect spot to rejuvenate after a day on the fells or a long week at work.

The beautiful communal gardens attract a wide variety of wildlife all year round, including red squirrels, and is a ready made adventure playground for the young at heart. You can walk from here directly onto Loughrigg Fell and beyond, or indeed along into Ambleside where a variety of shops, Inns, restaurants and even cinemas await. The apartment also enjoys an allocated car parking space and shared use of the communal cellar for storage.

A wonderful opportunity for anyone seeking an idyllic weekend retreat, a superb and unique holiday let or a stylish permanent home in the heart of The Lake District National Park.

**Accommodation (with approximate dimensions)**

**Main Communal Entrance** A lovely welcoming communal area with the original high ceiling featuring ornamental coving.



Hallway



Bedroom





Patio



Living Room

**Private Entrance Hall** A welcoming entrance with high ceiling, this is a useful area for the storage of boots and coats. Also having an integrated airing/storage cupboard, and modern electric radiator.

**Living Room** 28' 6" x 17' 8" (8.71m into bay x 5.41m max) A superbly spacious and elegant room, fabulously light thanks to being dual aspect with full height windows. The large shuttered sash bay fronted window opens onto a patio area with lake and garden views beyond. With a large Dunsley wood burning stove fronting the original ornate tiled feature fireplace providing a real focal point to the room, and with the high ceiling with picture rail, coving and cornices adding to the feeling of style and spaciousness. This is a lovely room in which to gather and relax with family and friends. Having 3 modern electric radiators for those cooler evenings.



Hallway

**Kitchen** 12' 2" x 8' 9" (3.73m x 2.67m) Bright and welcoming, with feature textured slate tiled wall, and stylish wall and base units with complimentary work surfaces having an integrated circular stainless steel sink and drainer with mixer tap. Integrated Candy appliances include a ceramic four ring hob, a separate oven/grill with extractor hood over, fridge and freezer. There is also an integrated Hotpoint automatic washer/dryer, and a Lamona microwave. With space to dine at the breakfast bar, a glazed door leading to the patio, down lights, Vent Axia extractor fan, and a modern electric wall heater. Also benefitting from underfloor heating.

**Bedroom** 16' 2" x 12' 2" (4.93m x 3.73m) A delightfully light, airy





Bedroom

and spacious dual aspect double room with shuttered windows, and double French doors leading directly to the private patio. The high ceiling with picture rail, ornate carved cornicing, and crystal chandelier adds to the feeling of grandeur. Also having an integrated wardrobe, and a modern electric radiator.

**Shower Room** Having tiled walls and a stylish four piece suite comprising a large glazed shower unit with Grohe shower, pedestal wash hand basin, bidet, and dual flush WC. Also having a heated ladder style towel rail/radiator, down lights, and an extractor fan to supplement the window.

**Outside** Benefitting from a private wrap-around flagged patio area, with ample opportunities to sit and relax, perhaps with a morning coffee or glass of something cool at the end of the day. Brathay Fell sits in beautiful communal wooded grounds extending to approximately 2.3 acres which attracts a wonderful array of wildlife and which offer great privacy whilst giving direct access to the surrounding fells.

The property has a private car parking space for one vehicle, plus shared visitor parking.

We understand that the property may enjoy the shared use of a communal cellar which has a good head height and provides a great storage facility for outdoor equipment.

**Holiday Letting Potential** This property could easily be developed as a very successful and desirable holiday let due to its excellent



Main Communal Entrance



Communal Grounds





### Communal Grounds



Kitchen



Living Room

location. There is a strong demand for high quality, well presented sleep two properties, which attract bookings all year around.

Heart of The Lakes (<https://www.heartofthelakes.co.uk/>) would expect this property to achieve an estimated gross income between £24,766 - £30,269.

**Services** Mains water and electricity are connected. Shared private drainage for the building. NOTE It is understood that the private drainage installation has been recently upgraded.

**Tenancy** Leasehold - We understand to be on a residue of a 999 year lease from 1979.

Please note; Each owner is a member of Brathay Fell Management who do not employ a management company to maintain the buildings and grounds, therefore there is no maintenance charge.

Property owners take full responsibility for all maintenance matters and sub contract work out as necessary.

Buildings Insurance is shared by all seven owners. A copy of the lease can be provided upon request.

**Council Tax** South Lakeland District Council - Band C

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

For a Viewing Call 015394 32800





Patio



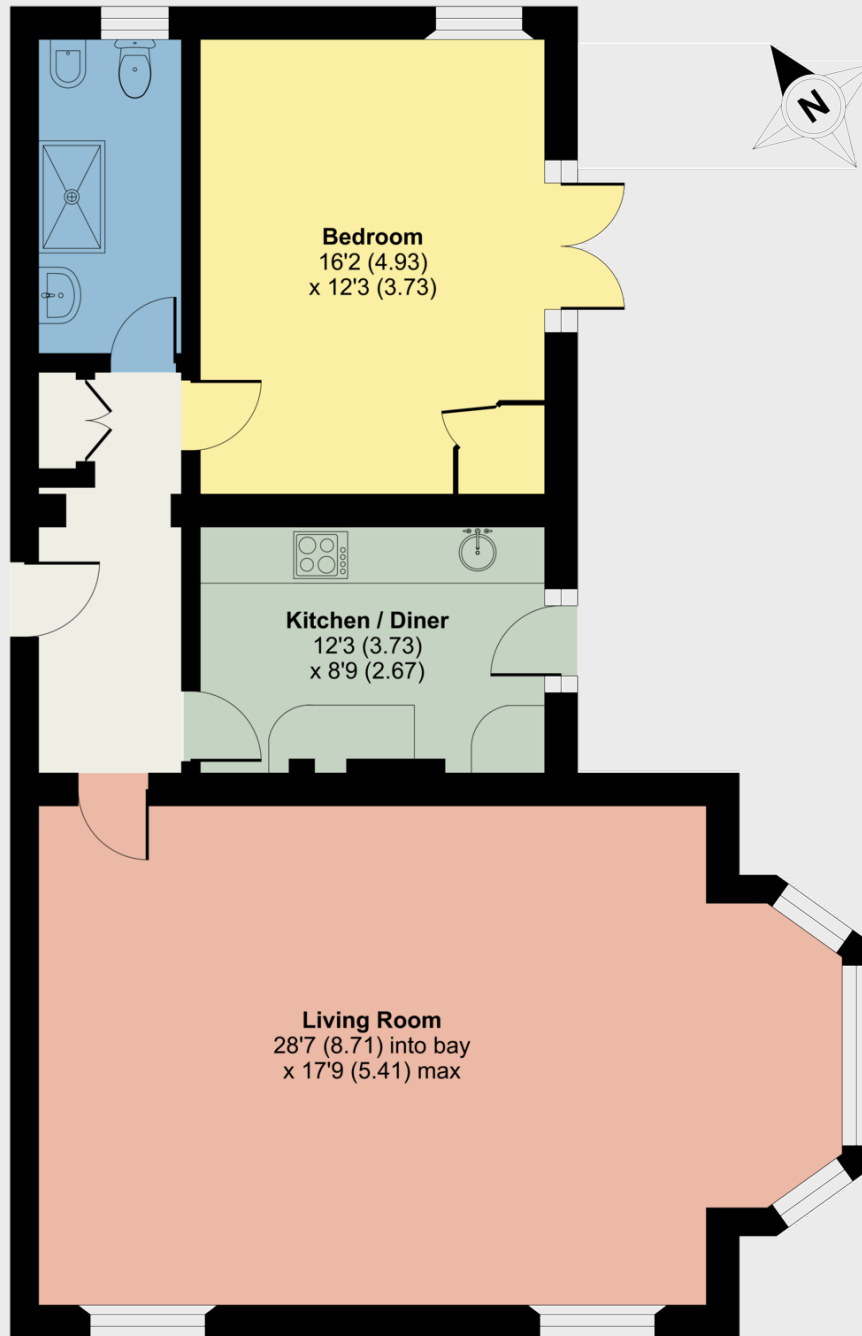
Brathay Fell



# Journey's End, 1, Brathay Fell, Clappersgate, Ambleside, LA22

Approximate Area = 959 sq ft / 89 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Hackney & Leigh. REF: 780156

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