



8 Croft Courtyard, Clappersgate  
£199,950





## 8 Croft Courtyard

Clappersgate, Ambleside

A Grade II Listed traditional stone built mid terrace cottage situated in the hamlet of Clappersgate to the west of Ambleside. The location offers easy access to the rest of the Lake District National Park, the market town of Kendal and road links to the M6. The bustling village of Ambleside has numerous amenities including a variety of cafes, restaurants, shops and a cinema to name a few.

The accommodation offers open plan kitchen and living space with utility store on the lower level and a bedroom and shower room on the upper level.

Outside there is a communal garden.

8 Croft Courtyard would suit a range of purchasers and is offered for sale with no upper chain.



## UPPER FLOOR

### ENTRANCE HALL

3' 11" x 3' 3" (1.19m x 0.99m)

Single glazed door, fitted shelving with coat hooks.

### LANDING

4' 1" x 2' 8" (1.24m x 0.81m)

Loft access.

### BEDROOM

11' 3" x 7' 3" (3.43m x 2.21m)

Single glazed window, electric radiator, fitted wall units and shelving, wall light.

### SHOWER ROOM

8' 2" x 5' 4" (2.49m x 1.63m)

Double glazed Velux window, wall mounted electric heater, three piece suite comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with electric shower fitment, wall light, fitted mirror, built in airing cupboard housing hot water cylinder, built in storage cupboard, tiling to walls and floor.





## LOWER FLOOR

### OPEN PLAN KITCHEN AND LIVING SPACE

13' 5" x 11' 5" (4.1m x 3.47m)

Single glazed window, electric radiator, base and wall units, stainless steel sink, fridge/freezer, washing machine, microwave/oven, fitted shelving,









## OUTSIDE

There is a communal garden fronting the River Brathay.

## SERVICES:

Mains electric, mains water and mains drainage.

EPC Rating D

Council Tax Band C

Tenure: Leasehold

## LEASEHOLD INFORMATION

Lease Length- 999 years from 1966

Ground Rent- £25 per annum

Service Charge- £100 per annum

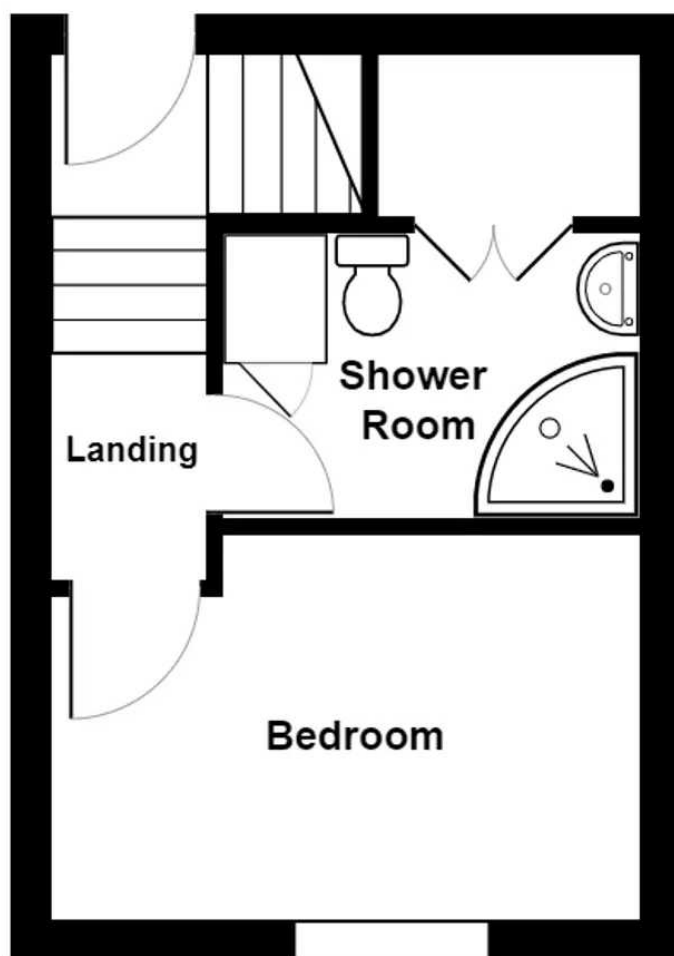
## DIRECTIONS:

From Windermere head towards Ambleside then turn left on to Borrans Road then follow the A593 towards Coniston. After crossing the bridge continue for approximately 0.4 miles, go past the entrance to The Croft on the right hand side and then take the next right. Proceed through the courtyard and turn left up the cobbles to find Number 8 with the nameplate Players Hide.

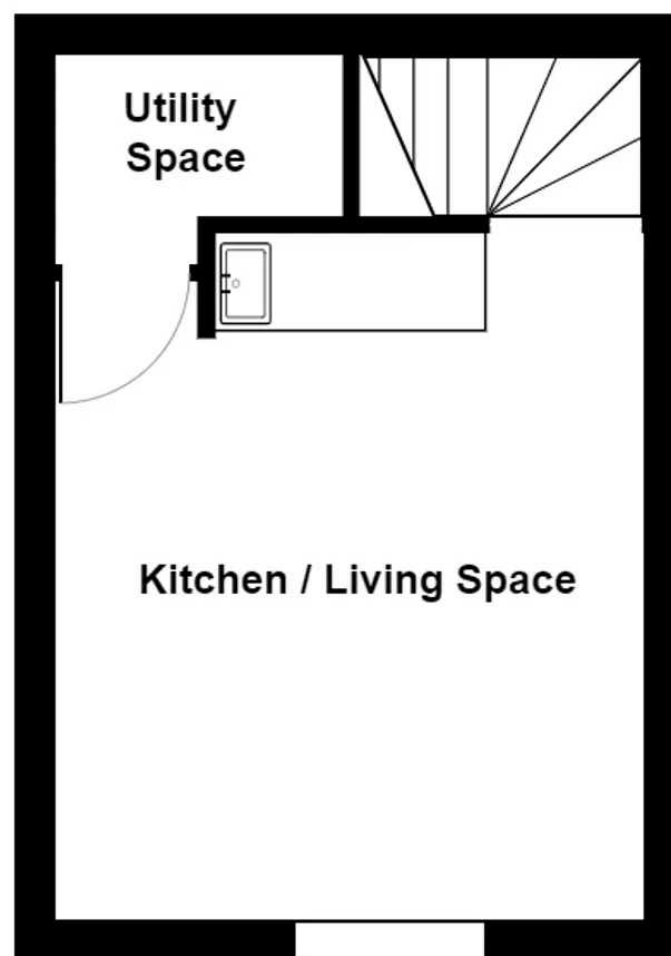
**WHAT3WORDS:** hobbyists.blindfold.lush







**Upper Floor**



**Lower Floor**

8 Croft Courtyard, Clappersgate, Ambleside

Total Area: 34.6 m<sup>2</sup> ... 372 ft<sup>2</sup>



For illustrative purposes only - not to scale. The position and size of features are approximate only.

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## THW Estate Agents

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