



Ambleside

£465,000

4 The Croft, Clappersgate, Ambleside, Cumbria, LA22 9LE

This elegant 3 bedroomed apartment not only enjoys the most wonderful southerly views looking down Lake Windermere, it also provides access to the lake (for shallow bottomed boats) via the River Brathay and delightful 9 acre communal gardens and woodland.

Superbly positioned just a mile or so from the centre of Ambleside. The apartments cannot be commercially holiday let, thus creating a haven of peace for residents and weekenders alike.

Quick Overview

Superb convenient location to Ambleside

3 Bedroomed ground floor apartment

In over 9 acres of beautiful grounds

River frontage giving access to Lake Windermere

A stylish and elegant home of character.

A haven of peace for residents and weekenders alike

Grade II Listed building

Ideal weekend retreat or permanent home

Parking

Superfast Broadband 75Mbps*



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Superfast
Broadband



Parking &
Visitor Parking

Property Reference: AM3965



Private Entrance



Lounge/ Dining Room



Kitchen



Bedroom 1

Location The Croft is beautifully situated at the eastern end of the hamlet of Clappersgate approximately 1 mile from the centre of Ambleside. On entering Ambleside on the A591 from the direction of Windermere fork left at the traffic lights at Waterhead and follow the signs for Coniston and Langdale. Follow the road close to the lake shore and immediately after passing Ambleside Rugby Club on the left, turn left signposted for Langdale. Cross over Brathay Bridge and after a short distance you enter Clappersgate. The Croft is then found a short distance along on the right. There is car parking provision for number 4 in front of the apartment, with additional visitor car parking. A pleasant short walk into Ambleside village centre via Under Loughrigg.

What3Words ///deposits.generated.equality

Description The Croft was built by the Liverpool sugar merchant James Brancker. It is an excellent example of revival architecture dating from the early 1830's, adopting a typical English Renaissance style with both Gothic and Tudor influences. This Grade II listed building was carefully restored and converted in 1980/81 to provide the twelve individual apartments found here today.

This ground floor apartment would make the perfect retirement or lock up and leave weekend retreat for which it has been for the present owners for 13 years. Entered through the private entrance hall, a welcoming hall leads to the magnificent lounge/ dining room with three large windows having superb views over the communal gardens to Lake Windermere and double opening doors onto the portico (or Port-cochere when first built!). The kitchen is fitted with wall and base units with complementary work surfaces and stainless steel sink inset. Integrated washer/dryer and dishwasher, stainless steel cooker hood and Vaillant boiler for gas central heating. There are three good sized bedrooms, the primary bedroom with en suite WC and direct access onto the south facing terrace, a second oval bedroom features ornate painted cornice work (being the former reception when The Croft was a hotel). Shower room comprising shower, wash basin and WC.

The surrounding scenery is well known for its outstanding natural beauty and a variety of delightful walks are accessible literally from the doorstep, even if you wish to journey no further than into the mature woodland of the communal gardens or down to the river bank. Benefiting from allocated car parking, this is a splendid opportunity in a superb location and is not one to miss.

Accommodation (with approximate dimensions)

Private Entrance Hall

Inner Hall 8' 3" max x 7' 4" max (2.51m x 2.24m) With cloaks cupboard and airing cupboard housing hot water cylinder.

Magnificent Lounge/ Dining Room 19' 11" max x 17' 10" into bay (6.07m x 5.44m) With bay windows.



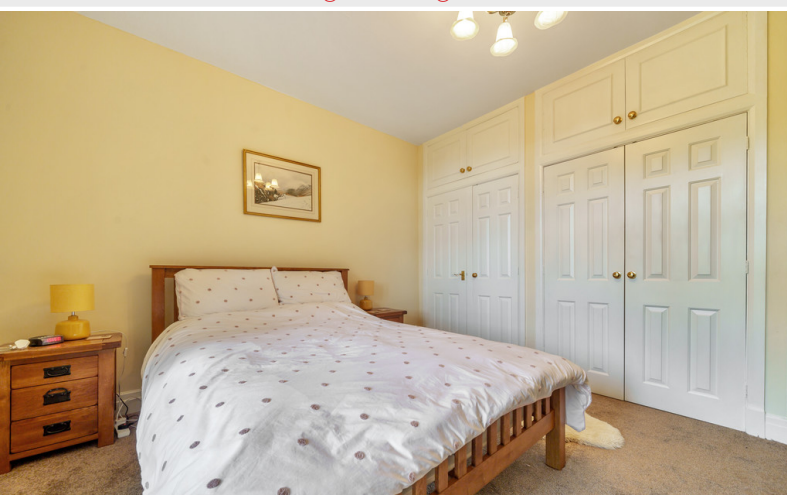
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River Access



Lounge/ Dining Room



Bedroom 1



Bedroom 2



Bedroom 3

Kitchen 9' 9" x 7' 6" (2.97m x 2.29m)

Bedroom 1 14' 1" max x 13' 3" max (4.29m x 4.04m) Fitted wardrobes and en suite WC.

Bedroom 2 13' 8" max x 9' 11" max (4.17m x 3.02m)

Bedroom 3 12' 2" x 8' 2" (3.71m x 2.49m)

Shower Room

Note There is a communal cellar, which is suitable for light storage/ bikes etc.

Outside The property enjoys extensive grounds which include both formal and informal gardens as well as magnificent Lakeland woodland. The grounds overall extend to over 9 acres of wonderful space to explore and which provides a real haven for wildlife. A particular feature of The Croft is the frontage onto the River Brathay across the road which has mooring facilities for launching canoes and shallow bottomed boats giving access to Lake Windermere itself.

The apartment benefits from allocated car parking and excellent visitor car parking.

Property Information

Note Although this property cannot be commercially let as a holiday home, it can be a permanent home, let for a minimum period of six months or used as a private holiday home. This gives the apartment a great degree of privacy and seclusion, along with peace and quiet.

Services Mains water, gas, drainage and electricity are connected. Gas central heating to radiators.

*Broadband checked on <https://checker.ofcom.org/> 20th June 2023 - not verified.

Council Tax Westmorland and Furness Council - Band E.

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



River Brathay



Communal Grounds



Lounge/ Dining Room



Lounge/ Dining Room

Request a Viewing Online or Call 015394 32800

Tenure We understand the property to be leasehold for the balance of a term of 999 years. The freehold is owned by the Croft Estate Management Company, the shares in which are all held by the twelve apartment owners.

We understand the current service charge to be in the region of £305.83 per month. This covers expenditure such as buildings insurance, maintenance of the gardens, cleaning of the communal areas and a sinking fund to provide for maintenance of, and planned painting of the exterior of the building.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 32800** or request online.



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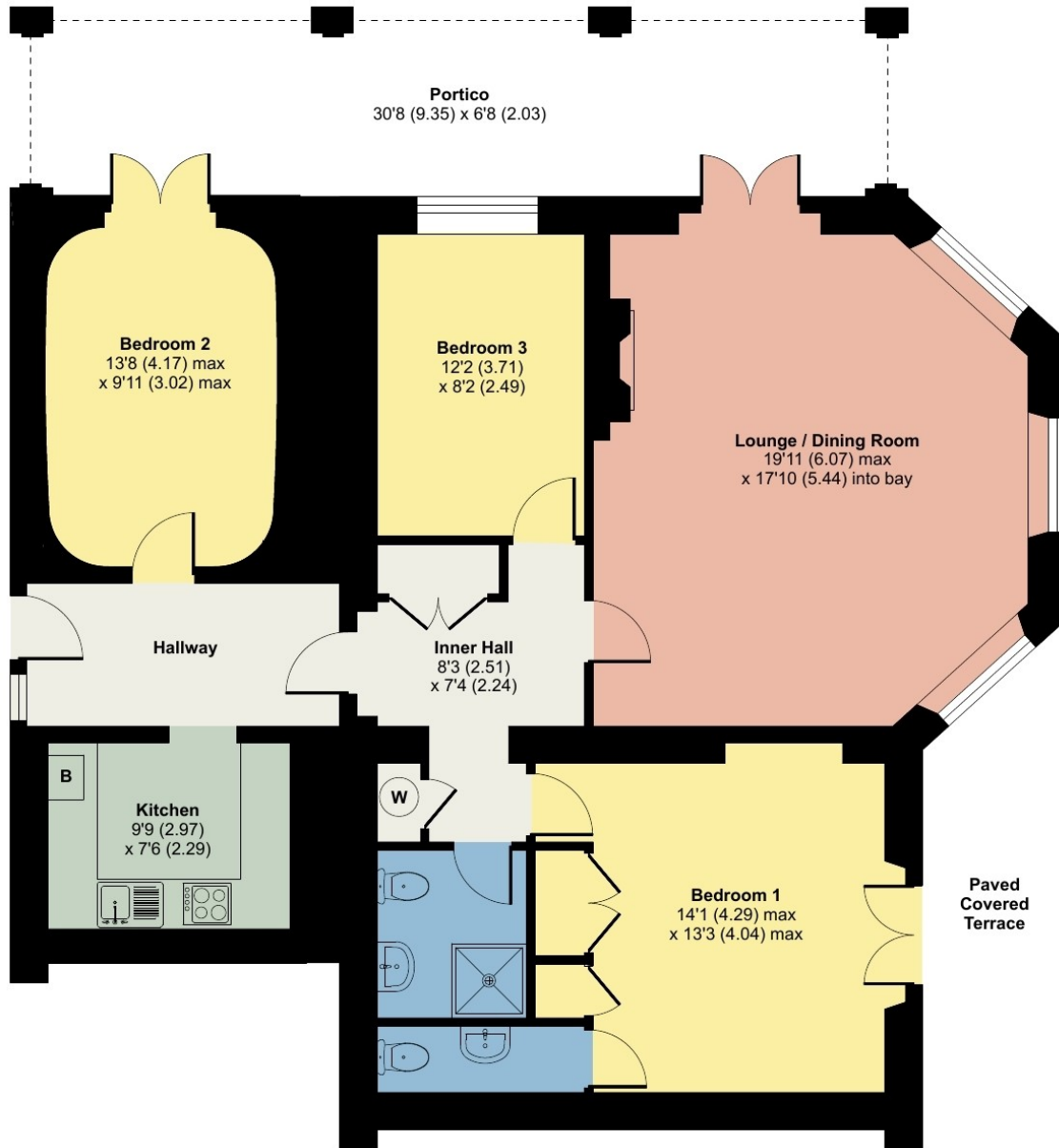
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4 The Croft, Clappersgate, Ambleside, LA22

Approximate Area = 1103 sq ft / 102.4 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). © n̄checom 2023. Produced for Hackney & Leigh. REF: 1001172

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