

## Clappersgate

**£350,000**

7 Brathay Fell, Clappersgate, Ambleside, LA22 9NE

This lovely little self contained one bed roomed apartment is quietly tucked away at the rear of this fabulous Victorian building and offers a rare opportunity whether you are seeking a holiday let or a secluded lock up and leave weekend retreat.

### Quick Overview

1 Bedroom apartment

Ground floor

Wonderful setting in 2.3 acres of communal grounds

Instant access to the fells

A mile from central Ambleside

In good condition

No chain

Perfect lock up and leave retreat or holiday let

Allocated parking space

Superfast (39Mbps) Broadband



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Superfast  
Broadband



Allocated Parking  
Space

Property Reference: AM4033



Conservatory



Kitchen/Dining Room



Kitchen/Dining Room



Kitchen

### Location

In 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. Access to 7 Brathay Fell can be found through the gate at the rear of the property (marked The Courtyard and Fell View), with parking in the marked car park area or visitor parking provision opposite.

### What3words

///boss.fencing.searching

### Description

Entered via a large enclosed porch conservatory, a lovely light area in which to sit and relax whilst also being an ideal space for storing muddy boots and coats. The property opens up into a lovely open plan space with distinct dining and kitchen areas providing space in which to cook, dine and relax after a day on the fells or a hard week at work. The newly fitted kitchen offers a good range of wall and base units with complementary work surfaces, stainless steel sink and drainer, having an integrated electric Beko hob, and separate electric Beko oven with a Hygena extractor hood over and laminate flooring. The lounge area is cosy but with plenty of space to sit and relax.

The wonderfully light double bedroom has a large window with traditional shutters overlooking the courtyard garden area. Newly fitted modern three piece shower room comprising a walk in shower with glazed screen, wash hand basin and WC. Also having a heated towel rail. The apartment also has a mezzanine currently used as a further lounge area which would readily double as an occasional bedroom.

The property sits in beautiful communal wooded grounds which offer great privacy whilst giving direct access to the surrounding Fells, as well as benefitting from a garden/courtyard shared with one other property, and a shared lockable store.

### Accommodation (with approximate dimensions)

#### Dining Room

12' 1" x 9' 9" (3.68m x 2.97m)

#### Lounge

10' 2" x 8' 5" (3.1m x 2.57m)

### Conservatory

13' 5" x 4' 6" (4.09m x 1.37m)

### Kitchen

11' 1" x 4' 7" (3.38m x 1.4m)

### Study Room

10' 4" x 8' 4" (3.15m x 2.54m)

### Bedroom

11' 7" x 8' 10" (3.53m x 2.69m)

### First Floor

### Mezzanine

10' 4" x 8' 4" (3.15m x 2.54m)

### Outbuilding and cellars

The property enjoys use of the right hand end of the store opposite within the courtyard (2.1x 1.3) for a nominal ground rent and also benefits from the shared use of the cellar below the main building (accessed externally via the south western side of the building) where there are three large rooms providing an excellent storage facility for bikes, canoes etc.

### Outside

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

### Property Information

### Services

Mains water and electricity are connected. Shared septic tank for the building.

### Tenure

Leasehold for the residue of a 999 year Lease from 1979

Please note;

For 2023/24 7 Brathay Fell contributed £239.66 to Brathay Fell Insurance. The current owners contribute £72.29 monthly to the sinking fund.

### Business Rates

The property has a rateable value of £1,700 with the amount payable for 2023/24 being £848.30. We understand small business rate relief may be available.

### Viewings

Strictly by appointment only 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.



Mezzanine



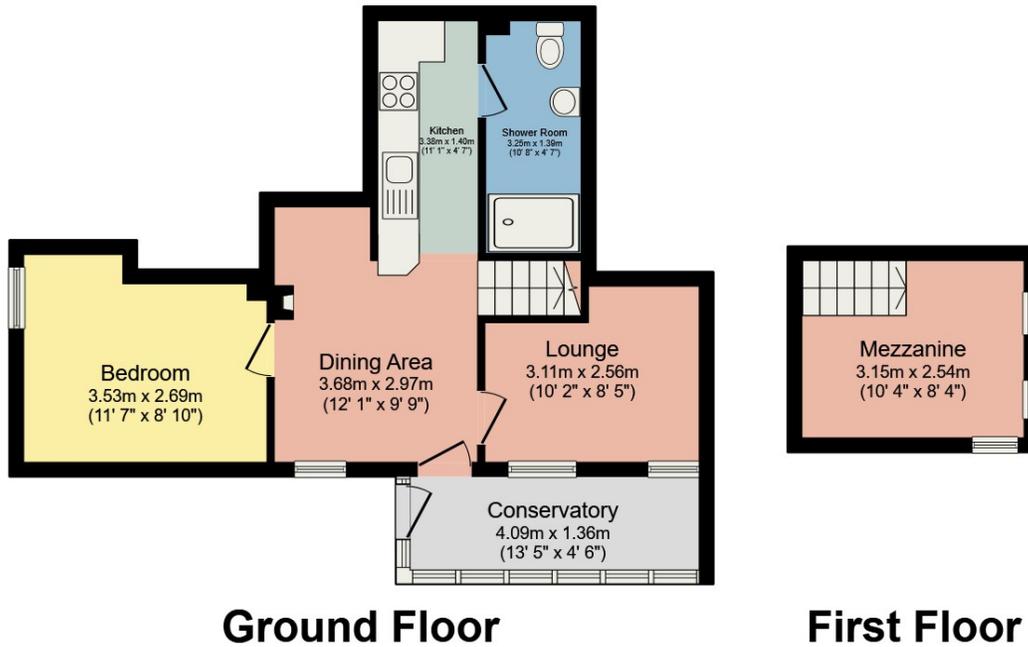
Aerial View



Bedroom



Shower Room



Total floor area 53.7 m<sup>2</sup> (578 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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