

Clappersgate

£300,000

The Courtyard, 7 Brathay Fell, Clappersgate, Ambleside, Cumbria, LA22 9NE

This lovely little self contained one bedroomed 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 broadband available



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Superfast
Broadband
Available



Allocated Parking
Space

Property Reference: AM4033



Brathay Fell



Mezzanine



Kitchen/Dining Room



Kitchen/Dining Room

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 coat, and dealing with damp dogs. 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)

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

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.

Property Information

Services Mains water and electricity are connected. Shared private drainage which has been recently upgraded. Double glazing to windows, with the porch being triple glazed.

Mobile Three, O2, Vodafone Limited service.

5G is predicted to be available around your location from EE. Please note that this predicted 5G coverage is for outdoors only.

Broadband Superfast Broadband available.

Tenure Leasehold for the residue of a 999 year Lease from 1979

Please note; Each owner is a member of Brathay Fell Management Company with the monthly payment currently being £79.29

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

Buildings Insurance is shared by all seven owners, with Flat 7 contribution being an annual payment of £257.85

Business Rates The property has a rateable value of £1,700 with the amount payable for 2025/26 being £848.30. We understand small business rate relief may be available.

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

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).



Aerial View



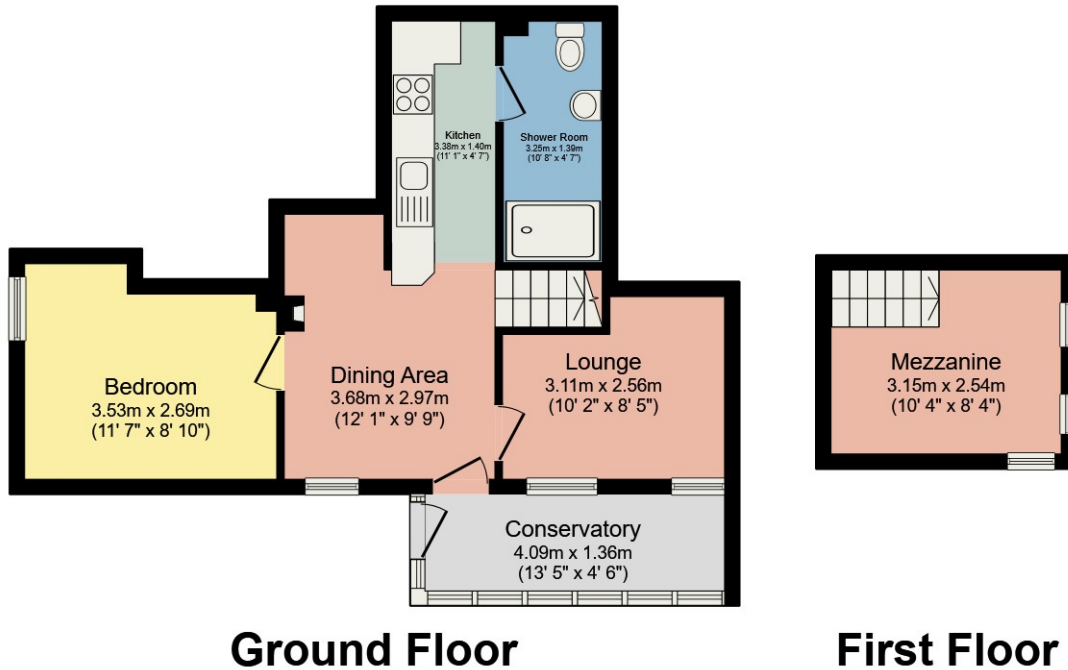
Kitchen



Bedroom



Ordnance Survey Map - Brathay Fell



Total floor area 53.7 m² (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.

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.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/03/2025.