

Clappersgate

£285,000

Methera
4 Croft Courtyard
Clappersgate
Ambleside
Cumbria
LA22 9LE

Enjoying beautiful communal gardens onto the river which in turn gives access to Lake Windermere, this attractive two double bed roomed stone built corner terraced cottage style apartment is the perfect weekend bolt hole or idyllic holiday let in superb surroundings on the edge of Ambleside.

Attractively presented and beautifully set behind a pretty cobbled courtyard, Methera includes a splendid open plan living space with a fitted kitchen area on the ground floor, with two double bedrooms and a bathroom on the first floor. The gardens are an absolute delight at all times of the year - come and see for yourself.

Property Ref: AM3753





Open Plan Kitchen and Living Area

Location Croft Courtyard 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 Rothay Bridge and after a short distance you enter Clappersgate. Croft Courtyard is then found a short distance along on the right hand side immediately beyond The Croft. Methera is almost in front of you, set to the left as you enter this lovely courtyard. There is car parking within the courtyard itself.

Description In 1827 James Branker, a successful sugar merchant from Liverpool purchased what was then the Croft Estate, a typical Cumbrian farmstead fronting the River Brathay. He gradually demolished the farm buildings, replacing them with The Croft, the rather elegant property still seen immediately to the east together with this pretty little courtyard alongside which at the time provided servants quarters, stables and dairy serving the grand house. Over the years The Croft has seen service as a convalescent home for wounded soldiers during the First World War, a prep school during the Second World War and was subsequently a hotel catering for the developing post war tourist trade. In the 1960's the courtyard buildings were sold off and converted, as was The Croft itself in the 1970's which is now converted into apartments. Croft Courtyard is a Grade 2 listed building.

This attractive and much loved two storey second home has also served as a popular holiday let in the past and enjoys a really welcoming cottage style feel from the instant you pull into the pretty cobbled courtyard. The ground floor includes the splendid open plan living room and kitchen, with two double bedrooms and the modern bathroom on the first floor. Across the road are simply wonderful communal gardens fronting the River Brathay, a real haven for wildlife and a place of tranquillity from which you can access Lake Windermere via kayak or canoe for example.

With central Ambleside just about a mile away, an easy stroll after a day out, and with more challenging hikes such as the Fairfield Horseshoe for example all being achievable from the doorstep, Methera could become your dream lock up and leave weekend retreat, a superb holiday let or permanent home - you could even set up a home office in the second bedroom should you so wish - but with the various temptations of the beautiful Lake District National Park right on your doorstep, we cannot guarantee how much work you might get done.

Accommodation (with approximate dimensions)

Open Plan Kitchen and Living Area 17' 11" x 13' 9" (5.48m x 4.2m)

The property is entered directly into this lovely open plan area which has coat hooks and space for the removal and storage of muddy boots immediately inside the door. There is plenty of space in which to relax in the sitting area, complimented by a stylish contemporary fitted kitchen having wall and base units with worksurfaces and a range of fitted appliances including a Belling dual oven with 4 ring electric hob and hood over and a refrigerator



Communal Gardens

with integrated freezer compartment. There is also a stainless steel sink and a half with mixer tap and drainer, three radiators and part tiled walls. The kitchen and entrance area both benefit from a lovely slate tiled floor.

Stairs lead to First Floor Landing Having a radiator.

Bedroom 1 15' 8" x 12' 2" (4.8m x 3.73m max.) A bright double bedroom enjoying two windows with lovely views and having a radiator.

Bedroom 2 11' 8" x 8' 0" (3.56m x 2.45m) Currently utilised as a twin bedroom and having a window and a radiator.

Bathroom Enjoying a modern three piece suite comprising a bath with a mixer tap and rainfall shower over, a pedestal wash hand basin with light over and a WC. There is also an Addvent extractor fan, a radiator, a ladder style heated towel rail and having tiled walls and flooring.

Outside Gardens There are delightful communal gardens adjoining the river Brathay to the south across the road with river frontage which in turn allows access to Lake Windermere for shallow bottom boats, canoes, kayaks etc. This garden provides a lovely grassed area in which to enjoy the relaxing views along the river and south towards Windermere. There is a charge of £100 per annum for the maintenance of these gardens.

The gardens are a favourite feature of the property for the current owners who have described it as 'a haven of peace and quiet from which we have spotted deer, kingfisher, otter and badger'.

Parking The courtyard provides car parking for all the Croft Courtyard properties.

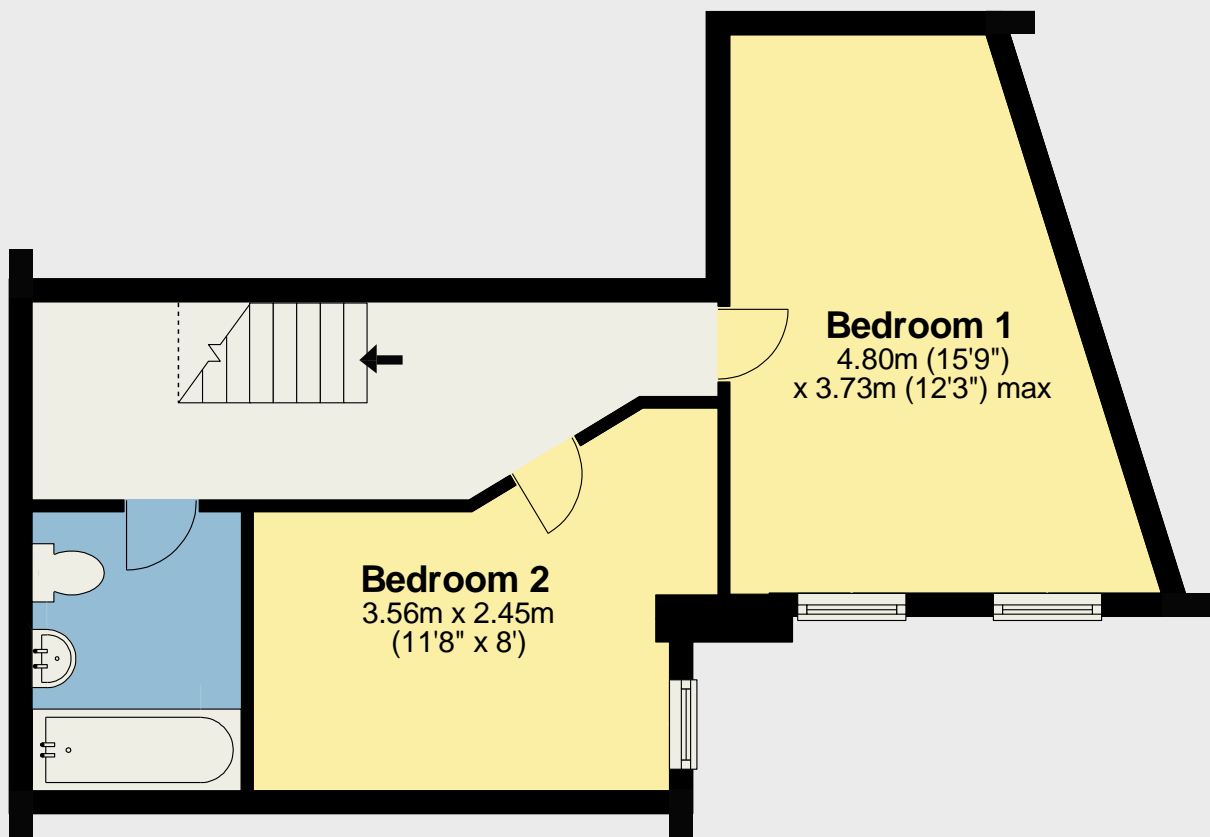
Services Mains gas, electricity, water and drainage are connected

Tenure We understand the property to be leasehold for a term of 999 years from 1st October 1966 with a ground rent of £25 per annum. As noted above, a service charge of £100 per annum is levied to cover maintenance of the communal garden.

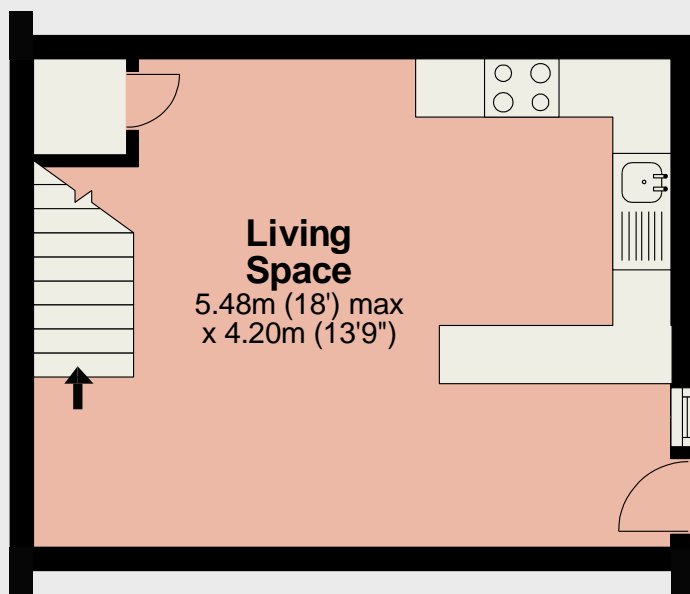
Council Tax Band C - South Lakeland District Council.

Viewings Strictly by appointment 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.



First Floor



Ground Floor

Total area: appro x. 61.7 sq. metres (664.2 sq. feet)

For illustrative purposes only. Not to scale. REF: AM3753

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