

Rose Cottage

CLAPPERSGATE | AMBLESIDE | CUMBRIA



FINEST
PROPERTIES



A hidden gem nestled in the heart of the Lake District National Park

Ambleside Town Centre 0.8 miles | Windermere 5.0 miles | Grasmere 5.0 miles
Coniston 6.6 miles | Kendal 13.6 miles | J36 M6 20.0 miles | Penrith 39.5 miles

Accommodation in Brief

Entrance Hallway | Sitting Room | Dining Room | Kitchen | Snug
Principal Bedroom with En-suite Shower Room | Two Further Bedrooms | Bathroom

Terrace | Storage





The Property

Rose Cottage is a charming traditional Lakeland cottage tucked away in a peaceful location in some of the most beautiful countryside around. The property is a beautiful stone and slate double-fronted cottage retaining a host of character features including Victorian fireplaces, stone flagged flooring and attractive window shutters. The accommodation is laid out over two floors, offering remarkably spacious reception rooms and bedrooms along with a small front terrace and nearby parking. Rose Cottage is currently operated as a highly successful holiday let, and interested parties may wish to explore this potential income stream. Many of the contents of Rose Cottage are also available by separate negotiation.

The front door is sheltered by an elegant portico leading to the entrance hallway with feature floor tiling. To one side is the sitting room with a roaring open fire taking centre stage and views towards Wansfell. Across the hall is the dining room with ample space for a dining table and chairs and a lovely window seat. Access flows from the dining room through to the kitchen with a range of fitted units, electric oven and hob and space for fridge/freezer, washing machine and tumble dryer. The kitchen benefits from underfloor heating. There is also a cosy snug offering a quiet spot to hide away.

Stairs rise from the hallway with a quarter turn to the first floor landing and all of the bedroom accommodation. The principal bedroom is a generous double with dual aspect. The room benefits from an en-suite shower room comprising walk-in shower, wash hand basin, WC and attractive tiling along with underfloor heating for a touch of modern comfort. There are two further bedrooms, one with another open fireplace. The bedrooms are served by a family bathroom with suite comprising bath with shower over, wash hand basin and WC.





Externally

The cottage has the use of a small terrace to the front which has space for seating and to enjoy the peaceful surroundings. There are two storage areas accesses via a shared undercover lane to the rear and two parking spots currently available a short distance from the cottage.

Local Information

Clappersgate is a peaceful village situated on the River Brathay, between the town of Ambleside to the east and Skelwith Bridge to the west. Ambleside is one of the most popular towns within the Lake District National Park and offers many day to day services including doctors, dentists, primary schooling and professional services. Although the town dates back to Roman times, the architecture is mainly Victorian with an extensive range of quality shops, gourmet restaurants and recreational facilities. In addition to the array of outdoor activities which is a huge draw to the area, there are even two cinemas which show a varied range of movies and arthouse films. The annual (classical) Lake District Summer Music festival is centred in Ambleside.

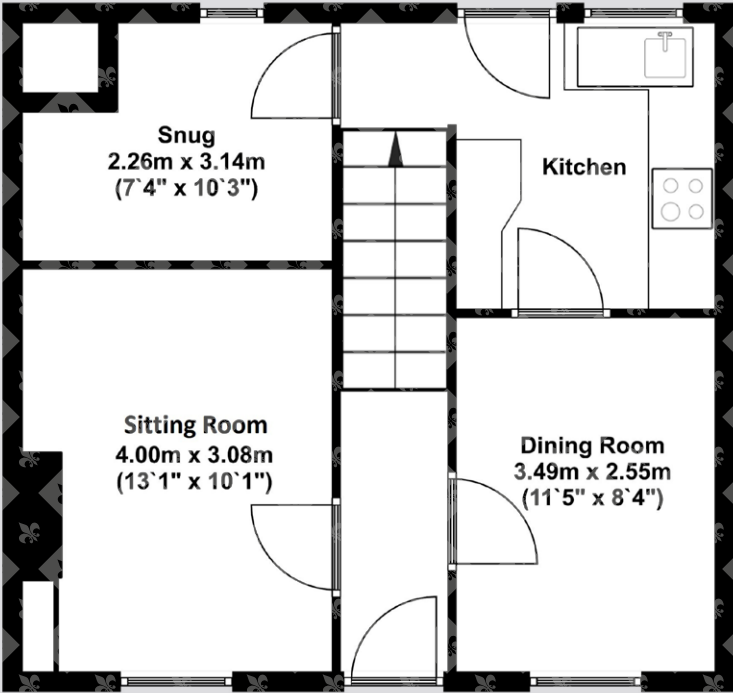
The nearby bustling market town of Kendal is the main town of the South Lakes and provides good shops, a host of restaurants and cafes, along with comprehensive cultural, educational, recreational and shopping facilities. Windermere and Bowness also offer a good range of restaurants and a theatre.

For the commuter the M6 provides access north to Carlisle and south to Lancaster and onwards. The closest rail station is at Windermere, linking to Oxenholme which provides regular links north and south on the west coast main line, direct trains to London, Manchester and Glasgow.

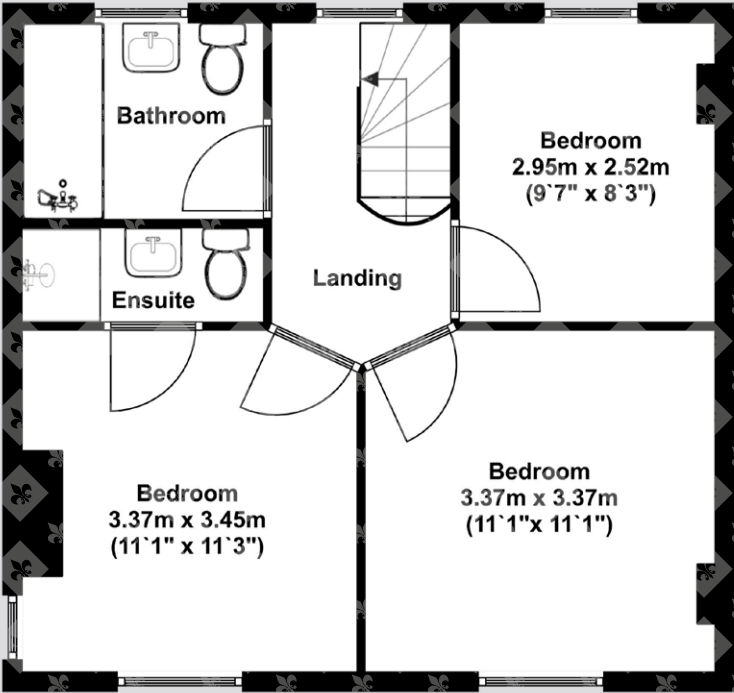


Floor Plans

Total area: approx. 88.00 sq meters (947.00 Sq feet)



Ground Floor



First Floor

Directions

From Ambleside town centre, take the A593 towards Coniston. After leaving the town and crossing the bridge over the River Rothay, continue for 0.4 miles into Clappersgate. Rose Cottage is tucked away from the road on the right-hand side down a short lane.

Parking is slightly further ahead, after another 100 yards on the left-hand side after the junction for the B5286.

Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

Underfloor heating in bathrooms.

Postcode

LA22 9LE

Council Tax

Business Rated

EPC

Rating E

Tenure

Freehold

Viewings Strictly by Appointment

T: 015394 68400

E: cumbria@finestgroup.co.uk





Finest Properties

Radio House | Church Street | Ambleside | Cumbria | LA22 0BU

015394 68400

cumbria@finestgroup.co.uk

finestproperties.co.uk

Specialists in selling unique properties

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.