



# Clappersgate

£445,000

Journeys End, 1 Brathay Fell, Clappersgate, Ambleside, Cumbria, LA22 9NE

Occupying the south eastern corner of this highly attractive Victorian residence this superbly placed 2 bedroomed self contained ground floor apartment is sumptuously elegant. Set in 2.3 acres of beautiful communal gardens and woodland with direct access onto Loughrigg Fell and having a private wrap around patio of its own, this immaculate property also enjoys lovely views.

An absolute delight, the apartment windows face South/ South West which means the rooms are filled with sunlight, and includes a truly magnificent bay fronted open plan living/dining room with a fitted breakfast kitchen, a double bedroom with ensuite shower room, an additional bedroom/dressing room, and a luxury 3 piece house shower room, private parking and of course wonderful grounds all in a stunning setting.



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Superfast  
Broadband



Private Parking  
Space

## Quick Overview

Truly magnificent self contained ground floor apartment

Stylish and elegant 2 bedroomed (1 ensuite) accommodation

Around 2.3 acre of wonderful communal grounds

Wrap around private patio

Superb views

Currently a successful holiday let

Leasehold

No chain

Private car parking space for one vehicle, plus shared visitor parking

Superfast (39Mbps) Broadband\*

Property Reference: AM4040





Open Plan Lounge



Ornate Fireplace and Stove



Bay Window in Lounge



Dining Area and Kitchen

**Location** Brathay Fell enjoys 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. There is both allocated and visitor car parking provision in the parking area.

**What3Words** ///spearhead.steaming.clothed

**Description** Brathay Fell is an elegant and timeless Victorian residence which was sympathetically sub-divided into seven unique apartments in the late 1970's and which now share the 2.3 acres of wonderful gardens and grounds which have always been such a feature of this impressive property. 1 Brathay Fell also benefits from its own private wrap around patio for added privacy and enjoyment.

This unique self contained apartment, recently upgraded to a high standard in 2023, may be entered either via the impressively grand communal hallway, with further private access possible via each bedroom. With newly installed hard wearing beautiful porcelain wood grain and water mark flooring to the entrance hall, kitchen area and second bedroom. entrance hall, kitchen area and second bedroom. The apartment windows face South/ South West so the rooms are filled with sunlight. The wonderfully light and spacious bay fronted open plan lounge/dining room is dual aspect and includes large sash windows one of which opens to allow direct access into the garden. These full height windows have retained the original working shutters, whilst the high ceiling is still framed by beautifully intricate cornicing adding to the sense of grandeur. The views are simply superb, from Latterbarrow right around to Bannerigg and Orrest Head and even include glimpses of the sparkling waters of Lake Windermere. This dual aspect room is the real jewel in the crown of this apartment, with more than enough space in which to relax in front of the wonderful fireplace, now served by a cosy log burner, dine and entertain in style and comfort. The attractive kitchen is fitted with a sink and new instantaneous hot water tap, with stylish wall and base units with exquisite polished heavy granite cream and beige work surfaces including a breakfast bar for informal relaxed dining. Integrated Candy appliances include a ceramic hob, set above an electric oven with extractor hood over, and a fridge freezer. Additionally there is a Lamona microwave, and a dishwasher.

The luxurious King size bedroom also enjoys double French doors opening onto the private patio, whilst the ensuite three piece shower room is the perfect spot to rejuvenate after a day on the fells or a long week at work. The second bedroom which has access to the private balcony would equally be suited as a home office for those lucky enough to work from such a very special home. This room was recently refurbished in 2023 with new plaster to walls and ceiling, new ornate coving with insulated ceiling and new skirting. The house bathroom has an elegant shaped slipper bath with large rainfall shower over, a wash hand basin and WC as well as a contemporary heated ladder style towel rail/ radiator. Both the ensuite shower room and house bathroom were upgraded in 2023 with porcelain polished marble tiles, extractor fan, new plastered ceilings, coving and sanitary ware and mirrors. The beautiful communal gardens attract a wide variety of wildlife all year round, including red squirrels, and is a ready made adventure playground



for the young at heart. You can walk from here directly onto Loughrigg Fell and beyond, or indeed along into Ambleside where a variety of shops, Inns, restaurants and even cinemas await. The apartment also enjoys an allocated car parking space and shared use of the communal cellar for storage, and wood storage area.

A wonderful opportunity for anyone seeking an idyllic weekend retreat, a superb and unique holiday let or a stylish permanent home in the heart of The Lake District National Park.

### Accommodation (with approximate dimensions)

#### Main Communal Entrance

**Private Entrance Hall** With an integrated airing cupboard.

**Open Plan Living Space** 28' 7" x 17' 9" (8.71m x 5.41m)

#### Lounge/Dining Area

#### Kitchen

**King size Bedroom 1** 16' 2" x 12' 3" (4.93m x 3.73m)

#### Ensuite Shower Room

**Bedroom 2** 13' 5" x 8' 8" (4.09m x 2.64m)

#### House Shower Room

#### Outside

**Garden** Benefitting from a private wrap-around flagged patio providing the perfect spot to sit and relax, perhaps with a morning coffee or glass of something cool at the end of the day. Brathay Fell sits in beautiful communal wooded grounds extending to approximately 2.3 acres which attracts a wonderful array of wildlife and which offer great privacy whilst giving direct access to the surrounding fells.

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

**Holiday Letting** The property is a successful and desirable holiday let, and being of high quality and well presented will attract bookings all year round.

Currently let through Tarn and Fell Escapes

<https://tarnandfellescapes.co.uk/property/1-brathay-fell/>

### Property Information

**Services** Mains electricity and water are connected. We understand that the private drainage installation has been upgraded in recent years.

in 2023 a new pressurised energy efficient hot water system with the benefit of it being WiFi controlled.

Additionally since 2023 there is new energy efficient underfloor heating to the house bathroom, ensuite shower room, hallway, second bedroom, and kitchen, all conveniently remotely operated by WiFi. The towel rails in both bathrooms are also WiFi controlled.

The vendor also tells us that energy efficient Subfloor insulation has been installed to the main lounge and kitchen area.

**Business Rates** 1 Brathay Fell has a rateable value of £1,800 with the amount payable for 2023/24 being £898.20. Small business rate relief may be available.

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



Dining Area and Kitchen



Kingsize Bedroom 1

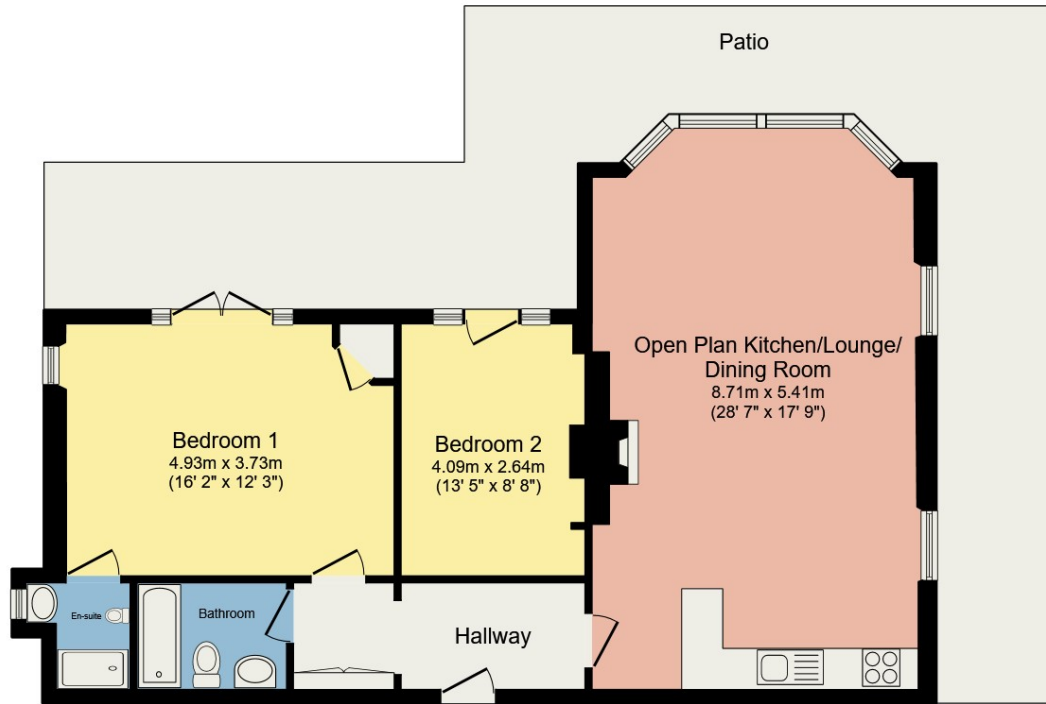


Bedroom 2



OS Map Ref 00998251

## Brathay Fell, Clappersgate, Ambleside



### Ground Floor

**Total floor area 89.0 m<sup>2</sup> (958 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.

**Tenure** Leasehold. We understand to be on a residue of a 999 year lease from 1979.

Please note; Each owner is a member of Brathay Fell Management who do not employ a management company to maintain the buildings and grounds, therefore there is no maintenance charge.

**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.

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 09/04/2024.

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