



Clappersgate

£525,000

Wayside Cottage, Clappersgate, Ambleside, Cumbria, LA22 9LE

A Grade II Lakeland end terraced cottage bursting with characterful features including exposed roof trusses, beams and beautiful doors. There is a welcoming sitting room, comfortable dining kitchen, three lovely double bedrooms, a bathroom and modern shower room all spread over three floors. Designated parking for two completes the picture - simply perfect.

Wayside Cottage is thought to be one of the oldest in Clappersgate, with connections to Wordsworth and Coleridge, having originally been one cottage with Rock Cottage next door until the 1860's when it was believed to have functioned as a malt house in that era. Interestingly two of the doors within the cottage have been dated as being over 400 years old - they could certainly tell a tale or two, along with the characterful exposed timber beams and wonderful roof trusses.

Quick Overview

- A Lakeland cottage full of genuine character
- Grade II listed
- Three bedrooms/two bathrooms
- Cosy sitting room/dining kitchen
- Wonderful walks from the doorstep
- Currently a successful holiday let
- Ideal weekend retreat or permanent home
- Gas central heating
- Parking
- Superfast broadband available



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Superfast
Broadband
Available



Parking for 2 cars

Property Reference: AM4141



Sitting Room



Sitting Room



Dining Kitchen



Dining Kitchen

The sweet covered porch sets the scene for the rest of this cherished cottage. Entering into a slate flagged inner hall with stairs leading to the first floor, there is ample space here for damp coats and muddy boots to be left, before settling in to the cosy sitting room just beyond. A welcoming room with fell views, the focal point surely being the inglenook style fireplace with wood burning stove set upon a raised hearth. The perfect spot for relaxing with friends and family after a day out exploring Lakeland fells and meres.

The dining kitchen is bright and airy thanks to its dual aspect, having a traditional slate floor and is fitted with country style oak wall and base units (featuring soft close drawers) with complementary polished granite work surfaces incorporating a stainless steel sink and a half with mixer tap over. The Worcester gas central heating boiler is tucked away in a corner, whilst integrated Neff appliances include a two ring ceramic hob, two ring gas hob, electric grill and oven with extractor over, and a dishwasher. Additionally there is a Zanussi fridge/freezer. A wide window sill here is in use as a window seat and features a rather special timber lintel above. There is room to dine making this room ideal for large family gatherings or perhaps when entertaining.

Also on this ground floor is a modern shower room, (one of the relatively recent improvements on a rolling programme of maintenance for the owners). Having tiled walls and flooring and a three piece suite comprising a Mira shower set within a corner unit, wall hung wash hand basin and WC. Inspired use of the under stair area has resulted in a cupboard with plumbing provision for an automatic washing machine all neatly hidden away.

The first floor landing is full of character with exposed beams and a useful under stair cupboard, with stairs leading to the upper floor bedroom. Bedroom 1 has views of Wansfell and features exposed beams and a characterful cast iron fireplace (no longer in use). A window seat here invites you to pause and admire the fell views enjoyed from this room. The bright second bedroom is dual aspect, also with window seats, and a fireplace (no longer in use). The bathroom features an elegant footed enamel bath with Mira shower over - the best of both worlds, and perfect to be able to soak away any aching limbs after a strenuous day. The wash hand basin is set above a useful cupboard, and there is a WC as well as a heated ladder style towel rail/radiator ensuring warm towels are always on hand. The upper second floor is as charming as the rest of this lovely home, with the third bedroom secluded in the eaves. Oozing with beautiful exposed timbers full of history, what a special space to settle down in at the end of a day. This bedroom boasts fabulous under eaves storage - perfect for hiding away those larger items not needed every day.

Outside there is a secure shed at the rear, ideal for storage of outdoor equipment such as bicycles. Wayside Cottage has reserved parking for two cars in a shared private car park.

Location Located in the little hamlet of Clappersgate approximately one mile along a pavement, from the centre of Ambleside village centre where an excellent range of local facilities and services await, making it a great base for adventures around Lake Windermere. Between Skelwith Force and Clappersgate is a section of river which is a favourite spot among canoeists, swimmers and walkers are drawn here to explore the abundance of beautiful scenery in the surrounding area - this holiday cottage is in a great location!

Accommodation (with approximate dimensions)

Entrance Hallway

Sitting Room 16' 4" x 12' 8" (4.98m max x 3.86m max)

Dining Kitchen 14' 5" x 12' 0" (4.39m x 3.66m)

Shower Room

First Floor - Landing

Bedroom 1 12' 0" x 12' 0" (3.67m x 3.66m)

Bedroom 2 11' 3" x 10' 9" (3.43m x 3.27m max)

Bathroom

Second Floor - Bedroom 3 15' 9" x 10' 11" (4.8m max x 3.34m max) with access to loft space.

Property Information

Tenure

Freehold

Flying Freehold: Part of the kitchen is under a section of a bedroom/en suite of neighbouring Rock Cottage.

Potential Residential Rental Price If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1250 per calendar month. For further information and our terms and conditions please contact the Office.

Business Rates We understand the property to have a rateable value of £3,350 with the amount payable to Westmorland and Furness District Council for 2024/25 being £1,671.65 Small Business Rate Relief may be available and is enjoyed by the current owners.

Services The property is connected to mains gas, electricity, water and drainage. Landline telephone.
Gas central heating to radiators, secondary glazing.

Directions From the centre of Ambleside, proceed over the Rothay Bridge as if travelling towards Skelwith Bridge and Conistown. Just after passing The Croft on the right hand side you will see the turning for Hawkshead (B5286) on your left - do not take this turning but instead at this point start indicating to turn right and as you bear around the road towards the right, just past the Hawkshead junction, take the turning immediately on your right, beside White Cross drive, then first left into the parking area for this cluster of cottages. Wayside Cottage has use of two spaces here.

What3Words ///tolerates.recording.mealtime

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Bedroom 1



Bedroom 2



Bedroom 3

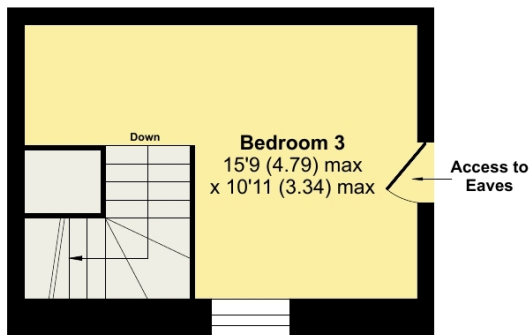


Fell Views from the Property

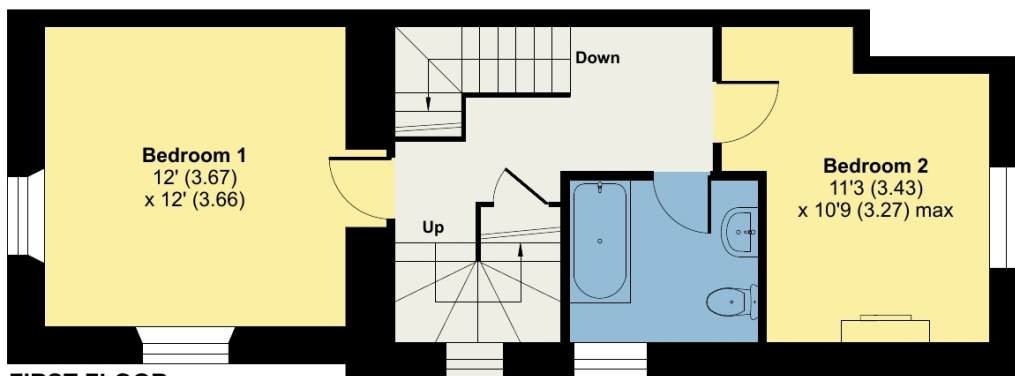
Wayside Cottage, Clappersgate, Ambleside

Approximate Area = 1108 sq ft / 102.9 sq m

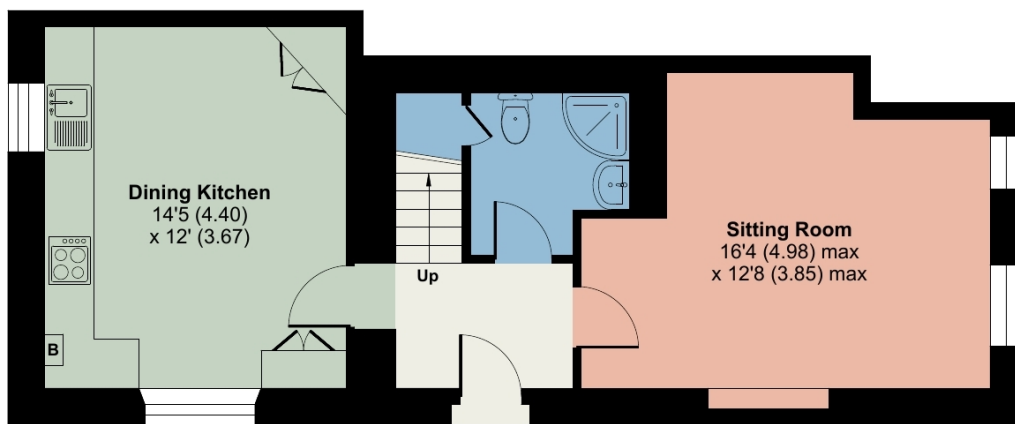
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1305916

Broadband Superfast broadband available - Openreach and Fibrus networks.

Mobile Services Likely service from O2, limited from Three, Vodafone and EE.

5G is predicted to be available around this location from the following providers: EE and Three. Please note that this predicted 5G coverage is for outdoors only.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewing Arrangements Strictly by appointment with Hackney & Leigh.

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