



1 Kiln Cottages

Clappersgate, Ambleside, LA22 9ND

Guide Price £550,000

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Clappersgate, Ambleside

A traditional stone built quintessential two bedroom, with the advantage of an occasional third bedroom end terrace Lakeland cottage, dating from the Victorian period. Well presented, proportioned and maintained property enjoying stunning river frontage, private garden, parking and summer house.

The property has been tastefully and sympathetically modernised and refurbished by the owners in recent years including fully double glazed sash styled windows. The property provides two bedrooms which are lovely cottage rooms currently offered as two double rooms with an occasional third/snug on the ground floor with a lovely feature oak mezzanine. The living room has a delightful view over the garden and the kitchen/diner is also an attractive and useable size room with feature gas fired Aga. The cottage offers light and airy south facing accommodation over the private garden towards the River Brathay, of which the property has the distinct advantage of private river frontage. In addition there is a separate highly useful stone store currently used a utility room and summer house which also incorporates a useful shed to the rear. All ideal for wet clothing, bikes and garden furniture. There is also designated private parking for one possibly two vehicles.

The property has been privately used by the same family for 25 years. The property will suit a variety of buyers whether as a main residence, holiday home/bolt hole or holiday letting property.

Occupying an excellent position with south facing views across the garden towards the River Brathay. Conveniently positioned approximately 1 mile to the west of the popular market town of Ambleside in the desirable hamlet of Clappersgate. The property is only a 15 minute level walk into Ambleside which has a variety of amenities including shops, restaurants, Post Office, library, churches etc. There are numerous fell and country walks from the doorstep including access onto Loughrigg.





Accommodation

Glazed front door leading into:

Vestibule

Glazed porch with polished slate floor making an ideal cloaks area with internal glazed door leading to;

Living room

Attractive south facing light and airy room with inset gas fire coal effect stove with slate hearth and mantel piece. Feature window seat and recess, with glazed shelving and cupboard. TV and telephone point. Concealed consumer unit and electric meter.

Leading through to:

Snug

Dual aspect room with vaulted ceiling and feature oak mezzanine, exposed beam and Velux window. TV, telephone and broadband point. Lovely garden views and recess cupboard with shelving.

Kitchen/Diner

Attractively proportioned room with a selection of light oak wall and base units and display shelf with granite work tops. Gas Aga and recessed former chimney breast with exposed stone. Stainless steel sink unit with mixer tap. Integrated dishwasher, part wall tiled fully floor tiled. Under stair pantry cupboard providing useful storage facility and housing the freezer.





First Floor

Attractive wide landing with loft hatch with pull down ladder. Fully boarded with electric. Housing the gas central heating boiler.

Bedroom One

A bright double room with feature window seat and south facing views across the garden towards River Brathay. Original exposed beam and useful built in wardrobe.

En Suite

Comprising of WC, wash hand basin, partially wall tiled and extractor fan.

Bedroom Two

Presently utilised as double room with feature window seat and attractive south facing views over the garden towards River Brathay. Fitted double wardrobe.

Bathroom

Generously proportioned white four piece suite comprised of panelled bath with shower attachment, corner shower cubicle, vanity wash hand basin and WC. Majority wall tiled and fully floor tiled with granite worktop with inset sink unit. Heated towel rail, original exposed beams, extractor and cupboard with shelving.





Outside

The property is approached by a private drive of which the property has right of way across and has the distinct advantage of private designated parking for one vehicle possibly two. Externally the property has an attractive south facing lawn with lovely magnolia tree and an array of wild flowers. There is a paved patio and path leading to highly desirable river frontage and summerhouse with fantastic west facing aspect looking across the River Brathay. The property also benefits from a highly useful stone built utility room with both electric and water. To the rear there is a small shrubbed area.

Tenure

Freehold.

Directions

From Ambleside take the road signposted Coniston between Ambleside Rugby Club and Rothay Manor Hotel, cross over the bridge and continue for approximately ¼ mile passing The Croft on the right hand side. Continue past the turning for Hawkshead and the property can be accessed via the next drive on the left.

<https://what3words.com/melts.stunts.singing>

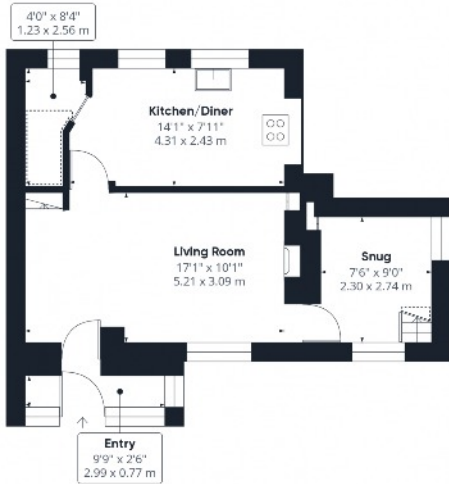
Services

All mains services connected. Gas central heating. HIVE.

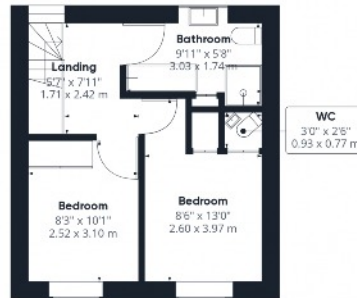
Broadband

Superfast 80 Mbps download speed (based on Ofcom.com results).

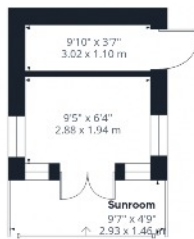




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 823.44 ft²
 76.5 m²

Reduced headroom
 17.71 ft²
 1.65 m²

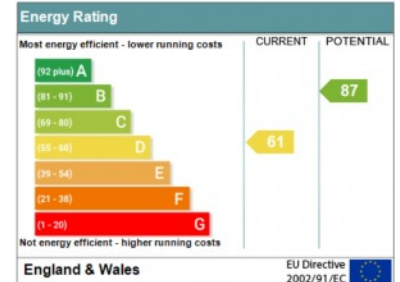
(1) Excluding balconies and terraces

☐ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Address: 1 Kiln Cottages, Clappersgate, AMBLESIDE, LA22 9ND
 RRN:



Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.