



7 The Croft

Clappersgate, Ambleside, LA22 9LE

Guide Price £425,000

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7 The Croft is a spacious 3/4 bedroom first floor apartment, seamlessly blending timeless features with modern comforts. The main room offers picturesque southern views encompassing Lake Windermere's northern expanse, Waterhead Bay, and the surrounding tranquil countryside.

The property exudes an amazing airy and well lit ambiance, while the communal gardens, graced with riverfront serenity, provide easy access to the lake through the gentle waters of the River Brathay. This charming locality is a gateway to many scenic walks, allowing you to immerse yourself in the surrounding natural beauty right from your doorstep.

The Croft was built during the architectural revival of the early 1830s. It embraced the English Renaissance style with hints of gothic and Tudor influences. This Grade II Listed building underwent careful restoration and conversion in 1980, resulting in the development of the twelve wonderful apartments here today.

7 The Croft is superbly situated in a prominent position overlooking Lake Windermere at the eastern end of Clappersgate hamlet, just half a mile from Ambleside. In just ten to fifteen minutes, you can stroll to the lake shore, local parks and beauty spots as well as the many shopping, eating and drinking experiences that Ambleside has to offer. This is a unique opportunity to own a property in a superb location that should not be missed.





Accommodation

Inner Hall

Communal hallway, open staircase with full height arched window and lift leading to:

First Floor

Private front door leading into extensive hallway with intercom. Highly useful cloaks cupboard. Winding hallway leads off to:

Kitchen/Diner

A comprehensive selection of wall and base units with built in kitchen table. 1.5 sink unit with mixer tap. Four ring electric hob with extractor. Integrated appliance include, double electric oven and microwave. Integrated appliances include fridge/freezer, washing machine and slim line dishwasher. Part wall tiled and mahogany effect wood flooring.



Living/Dining

Through a glazed internal door, leading into the extremely grand spacious living and dining room offering a light and airy room with high ceilings and original cornice. Enjoying lovely triple aspect full height windows adorned with decorative shutters, this room is bathed in natural light. The room offers spectacular south facing views over the front communal garden, the River Brathay and Lake Windermere. There is an open fire with stone surround and mantle piece. TV point.



Bedroom One

A spacious double bedroom with views over to the woodland.

Bathroom

A coloured three piece suite comprising on a panelled bath with Triton electric shower over. WC and pedestal wash hand basin. Majority wall tiled and extractor fan. Woodland views.

Separate WC

WC and pedestal wash hand basin. Part wall tiled and extractor fan. Woodland views.

Bedroom Two

A spacious twin room with fitted illuminated sink unit, with drawers and wardrobe with mirrors. Woodland views.

Bedroom Three

A spacious single bedroom. Useful built in cupboard with Vaillant gas fired central heating boiler and cylinder.

Bedroom Four

Single room currently used as a small snug with TV. Woodland views.

Cellar

A communal cellar offers additional space for light storage, bikes and other equipment.

Outside

Accessed through a shared private driveway that leads to both designated private parking and ample visitor parking. All residents enjoy shared access to the enchanting grounds, spanning around nine acres of woodland, formal lawns, informal gardens, and a newly established quiet garden. The riverside gardens and frontage along the River Brathay bring a special touch, offering mooring facilities and launch points for canoes, paddle boards, or shallow draft boats, facilitating direct access onto Lake Windermere .





Tenure

Leasehold for the original term of 999 years from 1981. The Freehold is owned by The Croft Management Company and each leaseholder is a shareholder in that company. A service charge covers gardening, communal cleaning, building maintenance and repairs, building insurance and access to superfast broadband (74Mbps). The current charge is £4,199.39 per annum. The apartment is perfect for use as a permanent residence or second home, as a private holiday home for family and friends or as a long term rental opportunity. The property cannot be used for short term holiday letting. This gives the apartment a high degree of privacy and security as well as peaceful occupation.

Directions

On entering Ambleside on the A591 from the direction of Windermere turn left at the traffic lights at Waterhead and follow the road close to the lakeshore around on Borrans Road. Turn left after the rugby club crossing over Rothay Bridge and The Croft can be found a short distance along on the right hand side.

What3words:///redefined.official.weep

Services

All Mains Services. Gas Central Heating.

Council Tax Band

E

Broadband

Superfast speed potentially available from Fibrus & Openreach of 80 Mbps download and for uploading 20 Mbps.

Mobile

Indoor: O2 are reported as 'likely' for Voice and 'limited' for Data services. EE, Three and Vodafone are reported as 'limited' for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodafone are reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.



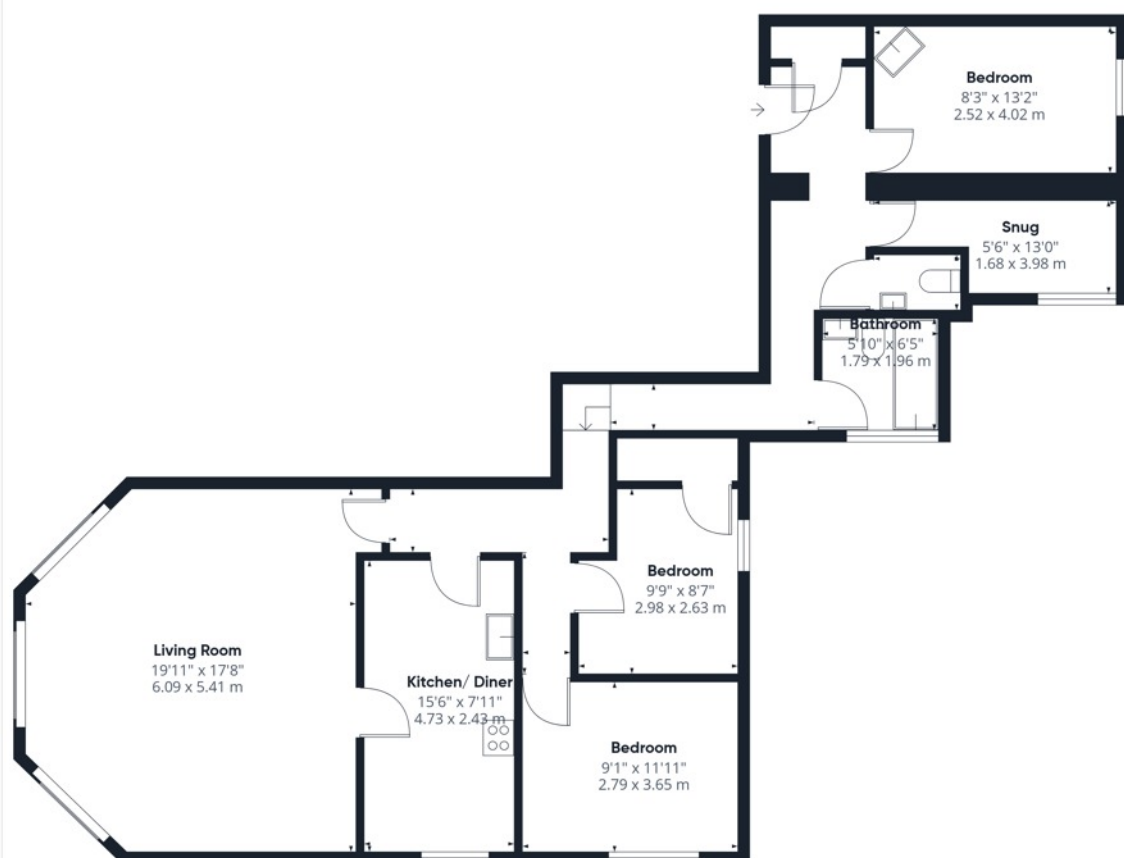
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Approximate total area⁽¹⁾

1121 ft²

104.3 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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