



## Clappersgate

£350,000

Methera, 4 Croft Courtyard, Clappersgate, Ambleside, Cumbria, LA22 9LE

This two bedroomed mid terraced cottage is set within a charming cobbled courtyard, situated in the semi-rural hamlet of Clappersgate.

The ground floor includes the welcoming open plan living room and kitchen, with two double bedrooms and the modern bathroom on the first floor. This inviting little cottage will make a perfect second home or holiday let, enjoying lovely fell views in the peace and quiet of the Lake District.

### Quick Overview

- Beautiful location on the edge of Ambleside
- Wonderful communal gardens with river frontage
- The perfect lock up and leave retreat or holiday let
- Two double bedroomed accommodation
- Open plan living room and kitchen
- Pleasant views to the fells
- Only a short walk to Ambleside village
- Currently utilised as a holiday let
- No chain
- Superfast Broadband available



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Superfast  
Broadband  
Available



Off Road  
Parking

Property Reference: AM4175



Methera

In 1827 James Branker, a successful sugar merchant from Liverpool purchased what was then the Croft Estate, a typical Cumbrian farmstead fronting the River Brathay. He gradually demolished the farm buildings, replacing them with The Croft, the rather elegant property still seen immediately to the east together with this pretty little courtyard alongside which at the time provided servants quarters, stables and dairy serving the grand house. Over the years The Croft has seen service as a convalescent home for wounded soldiers during the First World War, a prep school during the Second World War and was subsequently a hotel catering for the developing post war tourist trade. In the 1960's the courtyard buildings were sold off and converted, as was The Croft itself in the 1970's which is now converted into apartments. Croft Courtyard is a Grade 2 listed building.



Kitchen

Entering into the open plan kitchen and living area, the front door is framed by glass panelling to let in plenty of natural light. The kitchen comprises integrated appliances for maximised functionality, including an oven with 4 ring induction hob, fridge, dishwasher, and an inset stainless steel sink. Soft close wall and base units and marble effect laminate worktops create a clean and polished look, without sacrificing the cottage's charisma. This open plan space is stylishly decorated throughout, with wood effect laminate flooring and part-tiled walls, and a high ceiling to give the ground floor a large, spacious feel.

Stairs lead up to the first floor landing, with an under-stair cupboard to provide additional storage.



Living Area

Bedroom 1 features two sash windows, offering pleasant views over the cobbled courtyard and Lakeland slate buildings, and to the fields and fells beyond. A functional corner cupboard houses the Glow Worm boiler, and offers extra storage. Bedroom 2 enjoys the same fell views from the sash window, and is currently used as another double bedroom, with potential to become a quiet home office. Across the landing is the bathroom, with a white three-piece suite including a WC, pedestal wash hand basin and bath with shower over. The modern chrome heated towel rail will ensure you are kept cosy all year round.

Across the road are the serene communal gardens fronting the River Brathay, a sanctuary for local wildlife and a place of tranquillity from which you can access Lake Windermere via kayak or canoe for example.



Landing

With central Ambleside just about a mile away, an easy stroll after a day out, and with more challenging hikes such as the Fairfield Horseshoe for example all being achievable from the doorstep, Methera could become your ideal lock up and leave weekend retreat, a fantastic holiday let or permanent home.

**Accommodation (with approximate dimensions)**

Open Plan Living Space 17' 6" x 13' 8" (5.34m x 4.18m)

Stairs to first floor

Landing

Bedroom 1 12' 3" x 15' 8" (3.74m x 4.79m)

Bedroom 2 12' 10" x 8' 0" (3.93m x 2.45m)

Bathroom

### Property Information

**Tenure Leasehold** We understand the property to be leasehold for a term of 999 years from 1st October 1966 with a ground rent of £25 per annum. A service charge of £100 per annum is levied to cover maintenance of the communal garden.

**Business Rates** We understand the property to have a rateable value of £2,650.00 with the amount payable to South Lakeland District Council for 2026/27 being £1,322.35 though the current owners enjoy the benefit of Small Business Rate Relief.

**Services** The property is connected to mains gas, water, drainage and electricity.

**Broadband** Superfast Broadband available - Openreach network.

**Mobile Signal** Likely service from EE, Vodafone, Three and O2.

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

**Directions** Croft Courtyard is beautifully situated at the eastern end of the hamlet of Clappersgate approximately 1 mile from the centre of Ambleside. On entering Ambleside on the A591 from the direction of Windermere fork left at the traffic lights at Waterhead and follow the signs for Coniston and Langdale. Follow the road close to the lake shore and immediately after passing Ambleside Rugby Club on the left turn left signposted for Langdale. Cross over Rothay Bridge and after a short distance you enter Clappersgate. Croft Courtyard is then found a short distance along on the right hand side immediately beyond The Croft. Methera is almost in front of you, set to the left as you enter this lovely courtyard. There is car parking within the courtyard itself.

**What3Words** ///permanent.usage.massing

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



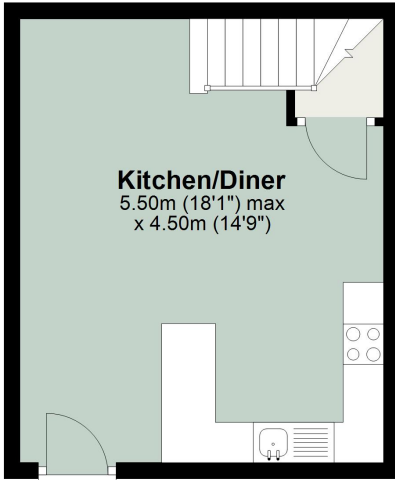
Bedroom 2



Communal Gardens

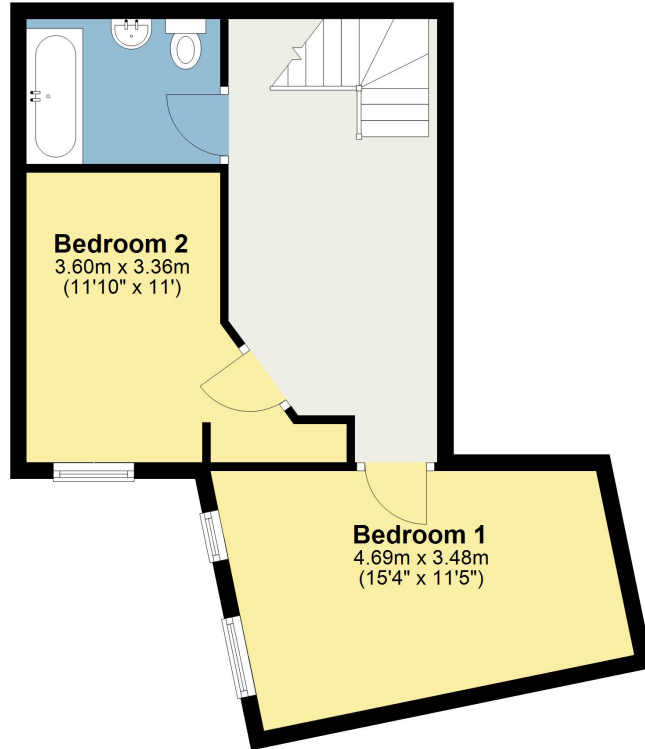
## Ground Floor

Approx. 24.8 sq. metres (266.4 sq. feet)



## First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 66.2 sq. metres (712.5 sq. feet)

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. REF:

Plan produced using PlanUp.

## Methera 4 Croft Courtyard, Clappersgate

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