



The Pavillion

Clappersgate, Ambleside, Cumbria, LA22 9NQ

Guide Price £650,000

The Pavillion

The Pavillion, Clappersgate, Ambleside, Cumbria, LA22 9NQ

A superb charming detached, two ensuite bedroom residence offering an excellent opportunity as a highly successful holiday letting property, enjoying terrific fell, countryside and river views, generous parking and a manageable garden.

This highly versatile wonderfully positioned property is currently arranged as a beautifully presented two bedroom, two en-suite detached residence. Offering an abundance of character yet with modern appointments The accommodation has been thoughtfully designed in an open plan style, creating a wonderful light and airy feel enjoying triple patio windows and doors as part of the entrance from the veranda. The property cannot be a permanent home but is perfect for holiday letting or as a dream weekend retreat.

The first floor boasts stunning vaulted ceilings with exposed beams, adding considerable character and charm throughout.

Currently operating as a highly successful holiday letting property, the sale offers the opportunity to acquire the property with forward bookings and all contents. The property has been professionally assessed, with forecast potential annual gross rental income of £42,000–£58,000.



Accommodation

Step up on to decked area creating the veranda with seating for lazy mornings and alfresco dining and drinks. Glazed front door and patio windows leading into:-



Open plan Living/Kitchen and Dining area

A stunning triple aspect room offering an abundance of natural light, complemented by characterful exposed beams and terrific countryside views. A feature wall mounted electric fire creates an attractive focal point in the well placed dining area, with TV point and tiled flooring throughout.

The contemporary kitchen is fitted with an attractive selection of cream wall and base units, including an illuminated display cabinet, complemented by wooden worktops and a one and a half bowl stainless steel sink with mixer tap. Integrated appliances include a stove ceramic four ring hob, Logik electric oven, extractor, integrated Fridgemaster 50/50 fridge freezer and Lamona dishwasher. Part tiled walls and undercounter lighting provide a stylish and practical finish.



Useful downstairs cupboards house the oil fired boiler and Megaflo Heatrae Sadia hot water cylinder, with a separate cupboard containing the consumer and meter unit. A rear UPVC door provides convenient access to the outside to walk around the property.



Cloak room and Utility

A practical and well appointed cloakroom and utility area comprising a two piece white suite with WC and wall-hung wash hand basin. The utility area provides a worktop, base unit and plumbing for a washing machine, with attractive tiled flooring throughout. A useful fitted bench provides additional seating while an obscured window allows natural light while maintaining privacy.

First Floor

An attractive open staircase with exposed beams leads to the first floor.

Bedroom One

A generous double bedroom featuring an impressive high vaulted ceiling, tall apex windows and attractive inset beams. The room benefits from upright vertical radiators and an abundance of natural light.



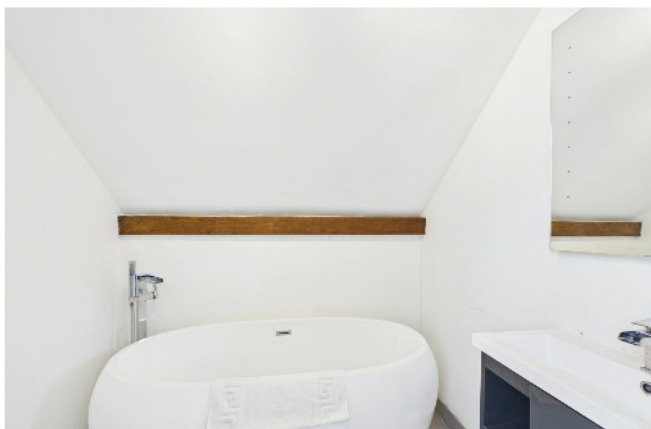
Bedroom Two

A generous double bedroom featuring an impressive high vaulted ceiling, tall apex windows, a useful recessed alcove and attractive inset beams. The room offers a bright, spacious and characterful retreat.



En-Suite Bathroom

A luxurious three piece white suite comprising a freestanding oval bath with a tall chrome waterfall tap and shower attachment, vanity wash hand basin with illuminated mirror, and WC. The bathroom is enhanced by exposed beams, a vertical radiator and fully tiled flooring, creating a stylish and relaxing en suite retreat.



En-Suite Bathroom

A stylish three piece white suite comprising a freestanding luxury slipper bath with tall chrome waterfall tap and shower attachment, vanity wash hand basin with illuminated mirror, shaver point and WC. Further features include exposed beams, a glass shelf, vertical radiator and fully tiled flooring, creating a luxurious and contemporary finish.





Outside

The property is approached via a gated gravel driveway, providing ample off road parking. The grounds are designed for easy maintenance, with a low-maintenance lawn complemented by a variety of attractive shrubs and bushes. An appealing veranda provides an excellent outdoor seating and entertaining area, while taking full advantage of the stunning countryside and river views.

Services

Shared septic tank and private water. Mains electric and calor propane gas heating.



Tenure

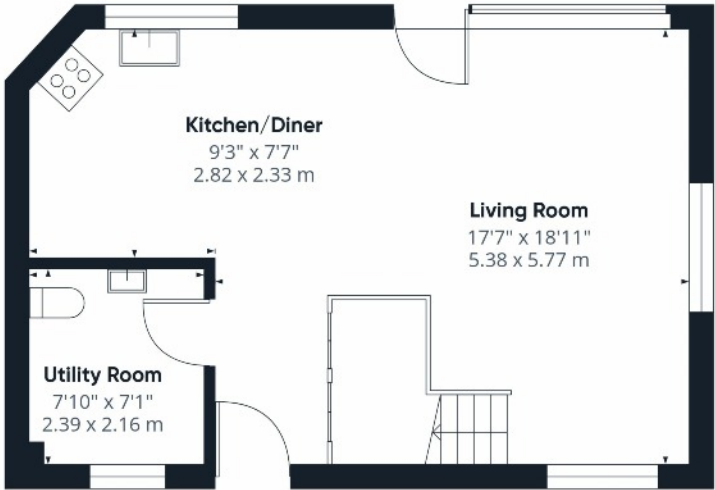
Freehold

[What3words///funds.advising.cornfield](https://www.what3words.com/funds.advising.cornfield)

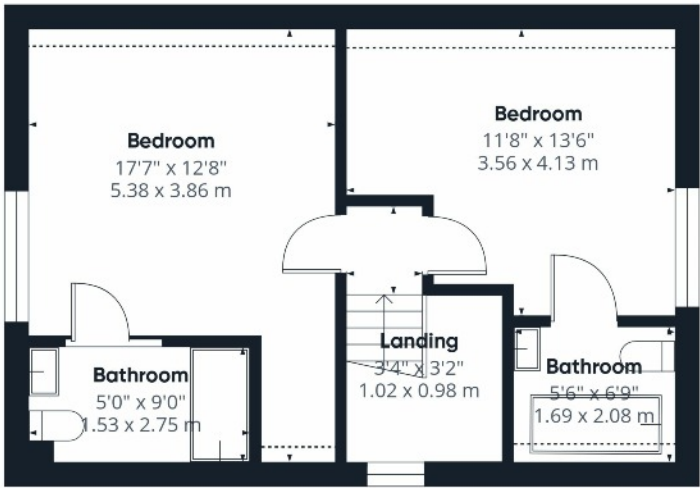
Rateable value

£2,150.00 amount payable £1,001. This could be reduced to ZERO if the purchaser is entitled to Small Business Rates Relief. More details can be obtained from Westmorland and Furness District Council 01539 733333.





Floor 0



Floor 1



Approximate total area⁽¹⁾
875 ft²
81.3 m²

Reduced headroom
30 ft²
2.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	76 C
39-54	E		
21-38	F		
1-20	G		

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.