



Grey Friar Lodge  
Clappersgate | Ambleside | The Lake District | LA22 9NE

FINE & COUNTRY



# GREY FRIAR LODGE







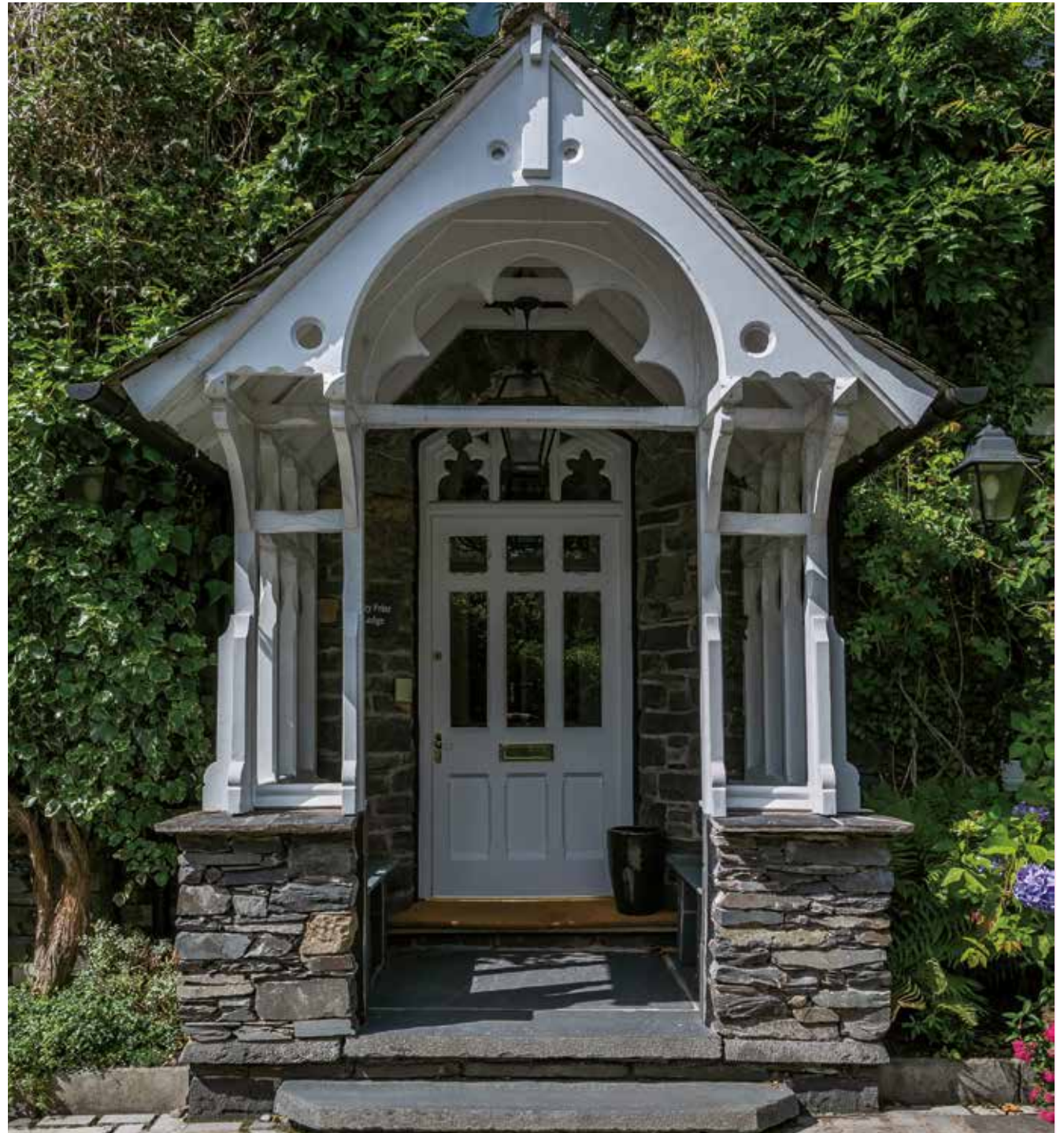


**Welcome to Grey Friar Lodge, Clappersgate, Ambleside, Cumbria,  
Lake District, LA22 9NE**

Dating back to 1869, Grey Friar Lodge is an extremely impressive and incredibly handsome Lakeland period property, originally built for the Bishop of Penrith. Built in the traditional local manner with Lakeland stone elevations under a slated roof, it is set in private and well-kept grounds of around an acre. Commanding an excellent and truly enviable position that is gently elevated it basks in a delightful and sunny west facing aspect with breathtaking views over the gardens and the River Brathay towards Wetherlam, Black Fell and the surrounding Lakeland countryside.

This substantial residence boasts fine period features and immense character throughout, with seven generously proportioned ensuite bedrooms and four striking reception rooms. The property has been extensively and meticulously refurbished by the current owner to create a most magnificent family home with the additional benefit of a self-contained one-bedroom apartment to the lower ground floor, the ideal addition to the main residence, whether for guests or staff.

In every sense this is an absolute gem, a prestigious Lakeland residence in a secluded setting and a prime location. A rare opportunity indeed.













### Location

Offering an exceptionally private and secluded setting, this is an enviable and extremely sought after location, within walking distance of the ever popular and bustling town of Ambleside. Popular with residents and holiday makers alike, the picturesque town boasts an abundance of cafés, restaurants and a wide range of independent shops as well as strong provision of local amenities. From the doorstep there are a plethora of walks around the Lakeland countryside and just a short drive away is the stunning scenery of the dramatic peaks of the Langdale Valley.











# STEP INSIDE

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An attractive open porch with slate seating either side is perfect for donning boots ahead of your next outdoor adventure. The glazed front door leads into a vestibule which in turn opens into the impressive entrance hall, setting the tone for the rest of this imposing residence. The cloakroom provides plenty of space for coats and boots with a loo and wash hand basin.

The spacious sitting room is positioned to the front of the property, the bay window enjoying fabulous river and garden views. Set within a mahogany mantle with a marble hearth is an open fire with an inset electric fire.

Beautifully proportioned, the dining room also commands excellent views over the river and towards Wetherlam with the additional benefit of external access onto the veranda and outside seating terrace. If you were enticed by the idea of more contemporary open plan living then there's potential (subject to the necessary consents) to open the dining room into the kitchen to create a large sociable dual aspect living kitchen.

As it stands, the attractive kitchen is well equipped with cabinets and has a traditional double Belfast sink and a practical breakfast seating area. Appliance wise is a Rangemaster cooker, integrated Bosch dishwasher and a microwave. A useful addition, the traditional pantry provides ample storage. The rear hall has a secondary staircase to the first floor and a larder cupboard with external access. The striking conservatory offers lovely views over the garden, with exposed stone wall, internal raised beds and French doors opening to the garden terrace. The games room is a very versatile space having scope to be a ground floor bedroom with ensuite shower room if required for less mobile family members or guests or if you were looking to future proof the house for yourselves. The study is spacious and bright having a useful built in storage cupboard.

The basement is an excellent addition to this family home, providing a self-contained one-bedroom apartment for either guests to enjoy a degree of independence or for staff to be close at hand. It benefits from its own private entrance, but also has an internal door from the main residence. Accommodation comprises a double bedroom, shower room, cloakroom and an open plan living kitchen. The plant room is also located on this floor housing the boiler and cylinders.

The grand original pitch pine staircase rises to a split-level landing passing a large stained-glass window on the way. In total there are seven double bedrooms laid out over two floors (five are on the first floor and two on the second floor), all have the benefit of an ensuite shower room. The principal rooms enjoy wonderful Lakeland views over the garden and river to the fells beyond. There is also a large family bathroom to the first floor with a spa bath, separate shower unit, wash basin and loo. The laundry area is spacious and practically located with a good range of fitted units, plumbing for a washing machine and space for a tumble dryer. The second floor has magnificent views over the Brathay valley and beyond; this floor could be redesigned to accommodate a stunning master bedroom suite spanning the entire floor.



























# STEP OUTSIDE

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Set back off the road and offering a rare degree of seclusion for such a central Lakeland location, Grey Friar Lodge is approached through electric gates to a long sweeping tarmac drive with strategically placed external lighting. The drive leads to a large parking area next to the house.

Encompassing this prominent period property are manicured grounds with neatly tended lawns, well established shrubs and hedges. Amounting to around an acre, the generous outside space offers something for all the family; an adventure playground for children and a haven for relaxation for the grown-ups with an elevated west facing seating terrace having an attractive veranda, the perfect place to relax with a glass of wine in the evening watching the sun setting over the river and the distant hills.

Purposefully designed to be relatively low maintenance, those with green fingers will spot the opportunity to landscape further and create additional beds, possibly a kitchen garden or orchard. There are two spacious stone outbuildings with power and light, as well as a useful outside lavatory with wash hand basin.









# Grey Friar Lodge

Approximate Gross Internal Area : 586.57 sq m / 6313.78 sq ft

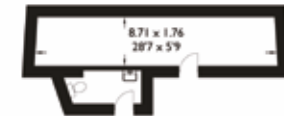
Outbuildings : 26.45 sq m / 284.70 sq ft

Total : 613.02 sq m / 6598.49 sq ft

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		62
E (45-54)		
F (35-44)	35	
G (2-34)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



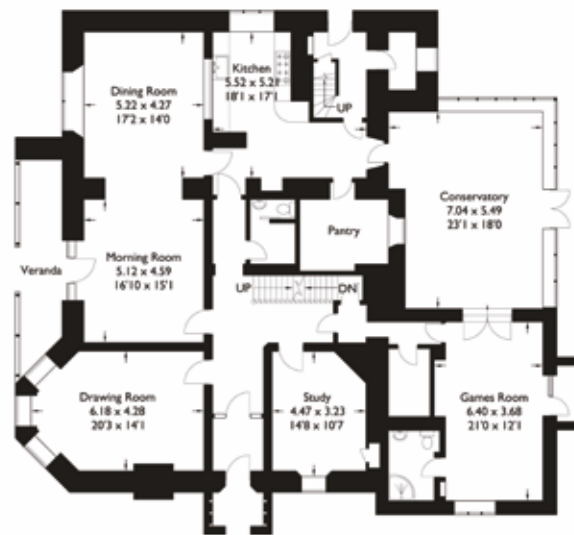
Lower Ground Outbuilding



Ground Floor Outbuilding



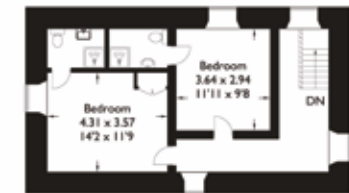
Lower Ground Floor Apartment



Ground Floor



First Floor



Second Floor



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





# FURTHER INFORMATION

## *On the road*

Ambleside	1.4 miles
Hawkshead	4.4 miles
Windermere	5.4 miles
Grasmere	5.4 miles
Coniston	6.4 miles
Keswick	17.7 miles

Transport links	
M6 J36	20.7 miles
Oxenholme (railway station)	17.3 miles
Manchester airport	95.3 miles
Liverpool airport	100.9 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

## *Internet Speed*

### **Broadband**

Superfast speeds potentially available from Openreach of 42 Mbps for downloads and for uploading 8 Mbps.

### **Mobile**

Indoor: EE, Three, O2 and Vodaphone reported no Voice or Data services.

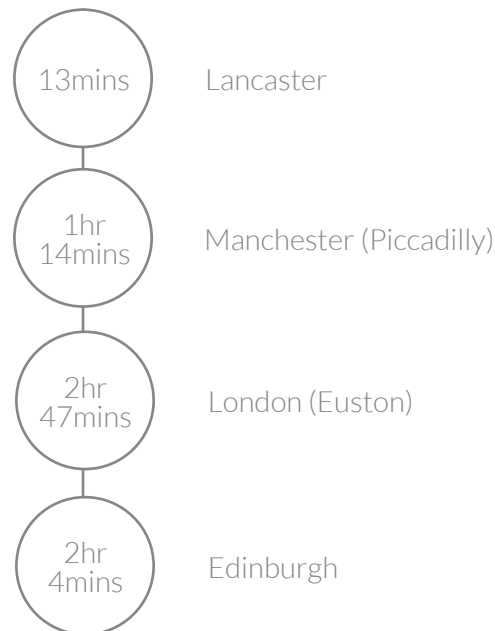
Outdoor: EE, Three and Vodaphone all reported as offering 'likely' Voice and Data services. O2 reported as offering a 'likely' Voice service and a 'limited' Data service.

Broadband and mobile information provided by Ofcom.

## *Rail Journeys*

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

There is also a branch line station at Windermere with connections to Oxenholme.



## *Local Authority*

Westmorland and Furness Council

## *Schools*

### **Primary**

Ambleside CoE Primary School  
Grasmere School  
Hawkshead Esthwaite Primary School  
Goodly Dale Community Primary School, St Martin's and St Mary's CoE Primary School and St Cuthbert's Catholic Primary School, all in Windermere  
Windermere School (Independent)

### **Secondary**

The Lakes School, Troutbeck Bridge  
John Ruskin School, Coniston  
Windermere School (Independent)

### **Further Education**

Kendal College  
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)

## *Directions*

what3words [nylon.spurned.married](https://www.what3words.com/)

Use Sat Nav LA22 9NE with reference to the directions below:

Exit J36 M6 and bear left onto the A591 signposted South Lakes. Continue on the A591, bypassing Kendal and through Windermere. Upon approaching Ambleside, turn left at the traffic lights at Waterhead. After passing the rugby club on the left, turn left onto the A593 and then first left over a small humpback bridge. Proceed on the A593 through Clappersgate and after about a mile, you will see the private gates for Grey Friar Lodge on the right.



## *Local leisure activities*

Places to visit – Brockhole on Windermere, the Lake District National Park Authority’s visitor centre, Blackwell (the Arts & Crafts house by Baillie Scott), in Bowness-on-Windermere, the Jetty Museum at Windermere as well as many local National Trust locations to visit, including Beatrix Potter’s house Hill Top at Near Sawrey, the steam yacht Gondola on Coniston Water and the Claife Viewing Station on the shores of Lake Windermere.

Dove Cottage and Wordsworth Museum, Grasmere

Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness-on-Windermere

Golf courses at Windermere, Crook and two at Kendal

Cinema and live music at Zeffirellis and Fellinis, both in Ambleside

Steamers and boat hire at Waterhead, Ambleside

Spa and gym facilities at several local hotels as well as wild swimming in the lakes and tarns

Live theatres at The Old Laundry in Bowness-on-Windermere, Theatre by the Lake in Keswick and The Brewery in Kendal

## *Places to eat*

The Lake District is an absolute treat for food lovers with Cumbria enjoying its fair share of Michelin starred restaurants

### **Informal dining, cafes and pubs**

Within Ambleside you’ll find a great selection, Zeffirellis, Fellinis, Force café and terrace, Kysty, Bellis Cafe & Bistro, The Apple Pie Café and Bakery, The Flying Fleece, Fresher’s Café, Mr H’s, Copper Pot Café, Ambleside Tap Yard (they brew their own beer)

### **Special occasions**

The Old Stamp House Restaurant and Lake Road Kitchen, Ambleside

The Samling, Linthwaite House and Gilpin Hotel, Windermere

Forest Side Hotel, Grasmere

## *Great walks nearby*

A paradise for those that love to get out and explore the open countryside with routes for all ages and capabilities in the immediate local area and indeed, straight from the door. For those that love a challenge there are 214 Wainwrights fells to conquer.

## *Services*

Mains electricity and water. Oil fired central heating. Drainage to a septic tank.

*Guide price* £2,250,000

Council Tax band H

Tenure  
Freehold

## *Included in the sale*

Fitted carpets, curtains, curtain poles, blinds, light fittings, Rangemaster cooker, integrated Bosch dishwasher and a microwave.







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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