



## 5 The Croft

Clappersgate, Ambleside, LA22 9LE

Guide Price £450,000



# 5 THE CROFT

Clappersgate, Ambleside

5 The Croft presents an elegantly furnished and spacious three-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 by James Brancker, a Liverpool sugar merchant, 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.

5 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

Located on the first floor, the apartment can be accessed via the stairs or the lift.

### Inner Hall

Open staircase with full height arched window and lift leading to:

### First Floor

First Internal front door leading into hallway with intercom.

### Hallway

Offering a useful built-in cupboard with ample space and cloak rail for your belongings. Along the corridor, you will notice subtle yet stylish touches, such as well inset shelving for storage or displaying decorations, accompanied by polished chrome light switches. Concealed high electric meter cupboard and access to internal loft space.

### Living/Dining area

*27'0 x 17'11 (8.23m x 5.45m)*

Through the glazed internal door, you will find the extremely grand spacious living and dining room offering the largest reception area in the house. Enjoying superb high ceilings and triple aspect full height windows adorned with decorative shutters, this room is bathed in natural light. The space offers breath-taking views of the front garden, the tranquil River Brathay and Lake Windermere. Adding a touch of elegance is a charming chandelier with gold accents, ceiling rose and cornicing. The room's cosiness is complemented by a tactile limestone framed DRU contemporary gas fireplace, and its modern feel is enhanced by a tasteful panelled wall. A TV point is available, and there's ample room for you to furnish and organise the space to suit your preferences.





## Kitchen

11'7 x 7'10 (3.52m x 2.38m)

Step into the kitchen through a subtle frosted glass door, where you will find a tall window providing a well-lit area with sunken windowsill matching the sleek smooth Silestone surfaces. The tasteful and well thought out space includes a polished chrome mixer tap with a flexible spring neck, a stainless-steel sink unit, a Neff electric oven and induction hob, a Siemens extractor fan and a glass splashback. The floor is engineered wood adding warmth and elegance. A selection of wall and base units including lower display shelf units and glazed wall cupboards provide ample storage. The Valliant ecotec boiler is concealed in a large cupboard also offering extra storage.

## Bathroom

Offering a seamless combination of a shower and bath, WC, and a wood effect vanity two drawer unit with an inset ceramic sink that includes a graceful waterfall tap to match the mono bath tap. The bathroom exudes modernity. Fully wall and floor tiled, the design encompasses an LED touch-free mirror, a chrome heated towel rail and convenient storage space.



### Bedroom Three

10'2 x 7'9 (3.11m x 2.37m)

A single bedroom graced by tall windows with aesthetic panelled shutters and wide sills that offers views of the Croft Courtyard and original stable blocks. The room features a neutral and contemporary decor, accompanied by polished chrome power outlets.

### (Rear) Bedroom Two

11'5 x 8'3 (3.48m x 2.51m)

A generously sized double room, complete with a large window featuring an expansive windowsill, lofty ceilings and contemporary accents.

### Bedroom One

16'0 x 10'1 (4.87m x 3.08m)

The master bedroom is a spacious double room brightened by the dual aspect tall windows featuring decorative shutters and wide sills looking out to the Croft Courtyard and original stable blocks. The room's calming ambience is enhanced by its contemporary neutral colours, feature chandelier and polished chrome light switches.



## 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, paddleboards, or shallow draft boats, facilitating direct access onto Lake Windermere .

## Cellar

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

## Services

Mains gas, water and electric.

## Council Tax Band

E



## Tenure

Leasehold for the original term of 999 years. 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 £316 per month.

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.

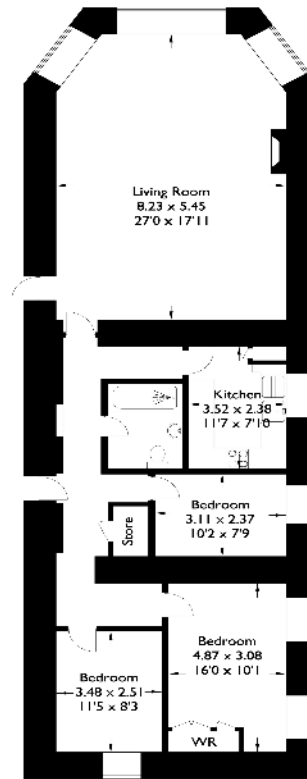
## Directions

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.

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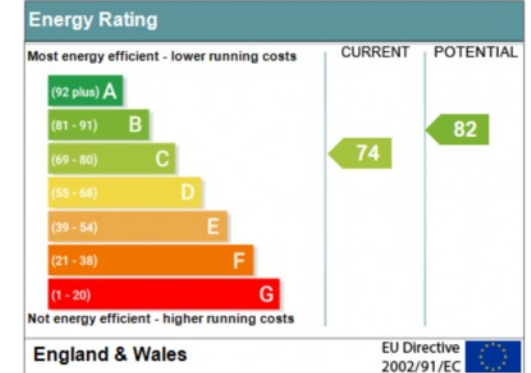


5 The Croft  
 Approximate Gross Internal Area : 110.90 sq m / 1193.71 sq ft  
 Total : 110.90 sq m / 1193.71 sq ft



For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.

Address: 5 The Croft, Clappersgate, AMBLESIDE, LA22 9LE  
 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.

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