

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Skelwith Bridge

£225,000

Little Water Tarn, Neaum Crag, Loughrigg,
Ambleside, Cumbria, LA22 9HG

Delightfully modernised with a tasteful fitted kitchen area, this bright, south south west facing 2 double bed roomed freehold lodge makes the perfect lock-up-and-leave weekend bolt-hole or holiday let in superb surroundings and enjoys discrete on-site leisure facilities for those less than sunny days.

From its elevated position on this ever popular development this welcoming chalet enjoys some lovely fell views through the trees and includes a wonderful open plan living space with a stylish fitted kitchen, two double bedrooms with built in wardrobes and a three piece shower room. The large garden plot includes a large decked patio with two parking spaces.

Quick Overview

- Superb freehold chalet
- Two Double bedrooms
- Triple aspect living space with a stylish fitted kitchen area
- Large plot enjoying a south westerly aspect
- Discrete on site leisure facilities with a swimming pool
- Peaceful setting in around 18 acres.
- Superb holiday let or weekend and holiday retreat
- Lovely glimpses of the high fells
- Two private car parking spaces
- Superfast (46Mbps) Broadband Potentially Available*



2



1



1



Superfast
Broadband
Potential



2 Car Parking
Spaces

Property Reference: AM3916



Sitting Area



View from Communal Grounds



Kitchen Area



View From Communal Grounds

Location From Ambleside proceed towards Coniston on the A593 turning right just a short distance before Skelwith Bridge signposted for High Close. Proceed up the hill bearing first left back down towards the A593 with the entrance to Neaum Crag then being found on the right hand side. Continue through the Neaum Crag development, passing the swimming pool on the left hand side to the top of the hill where Neaum Crag Court is located on your left. Continue on beyond to the T junction and then turn right before then taking the first left into a short cul de sac. The parking for the property is located just below the lodge.

What3words ///serves.craftsmen.shots

Description Located just a short distance from beautiful Loughrigg Tarn, Neaum Crag has proved to be a very popular, highly regarded and wonderfully relaxing location ever since its conception in the 1980's. Now well established, this unique and peaceful site is full of interest and extends to something in the region of 18 acres (not measured) and includes unobtrusive on-site leisure facilities which incorporate not only a lovely indoor swimming pool but also a sauna, games area and laundry - perfect for all the family whatever the weather. The woodland also attracts a spectacular array of wildlife including red squirrels, deer and a wonderful variety of birds. There is much to experience by simply strolling around Neaum Crag, but there are also an amazing selection walks to enjoy directly from the site. Whether you wish to target the high fells, secluded tarns or a range of highly regarded cafes and traditional Lakeland Inns, all are on hand.

Little Water Tarn is superbly placed in an elevated position and enjoys a lovely sunny south westerly aspect looking out through the trees to the high fells. This particularly bright and attractive freehold lodge includes a splendid triple aspect open plan living space which incorporates a stylishly fitted kitchen area and makes the most of its sunny aspect with French doors onto the private decking area, perfect for alfresco dining, a morning coffee or a glass of something refreshing as the sun goes down. There are two double bedrooms, both with built in wardrobes, as well as a three piece shower room. There are two car parking spaces and large, private sunny gardens to enjoy as well as the communal areas around the site and of course those excellent leisure facilities. There is further communal car parking at the top of the site for those who might require it, and just a couple of minutes stroll from this point reveals a scene so spectacular that it was selected as the opening shot for the Miss Potter film.

Each of the chalets within the development enjoy the immeasurable advantage of being freehold (unlike many similar developments), with each property owner having a share in Neaum Crag Limited, resulting in this much loved site being very well maintained and cared for. The leisure facilities have been refurbished in recent years. Whilst not able to be a permanent residence, Little Water Tarn is perfect as a holiday let or lock up and leave weekend retreat, and is highly recommended for early viewing.

Accommodation (with approximate dimensions)

Open Plan Living Space 20' 11" x 11' 9" (6.4m max x 3.6m max)

Kitchen Area The property may be entered via a light and airy kitchen area with a range of wall and base units with complementary work surfaces and having a stainless steel sink and drainer with mixer tap, an integrated CDA four ring ceramic hob set above a Baumatic electric oven with an extractor hood above. Also benefitting from an integrated storage cupboard, and having space in which to dine.

Sitting Area This is a welcoming and bright area, perfect for relaxation with glazed French doors opening onto the decking, and having ample space in which to simply sit and enjoy the peace and quiet of this tranquil setting. Also having a Dimplex night storage heater for those cooler evenings.

Bedroom 1 10' 0" x 9' 7" (3.05m x 2.92m) A double room with woodland view, having an integrated wardrobe and a wall mounted electric Dimplex convection heater.

Bedroom 2 9' 6" x 8' 0" (2.9m x 2.44m max) With a woodland view, a wardrobe and a wall mounted electric Dimplex convection heater.

Shower Room Having a three piece suite comprising a Mira shower within a glazed corner unit, a wash hand basin set above a vanity style unit with light and shaver point over and storage cupboard below and a WC. There is also an opaque window and a heated towel rail.

Outside The property has external lighting, and includes a gravel patio which the vendors describe as a little sun trap, as well as an area of decking (recently replaced), ideal for a morning coffee as well as a wonderful natural woodland garden to the rear, perfect for peaceful relaxation whilst enjoying the wildlife and of course those wonderful glimpses of the surrounding fells. There is also a useful external store for secure storage of outdoor gardening gear. The gardens and communal grounds attract a wide variety of birdlife as well as red squirrels. The communal grounds are understood to extend to something in the region of 18 acres (not measured).

Parking The property has allocated car parking large enough for two in tandem to the front of the property with further guest parking available on site.

Leisure Facilities The Neaum Crag Estate enjoys a lovely leisure complex within the site, housed in a discreet timber building close by. There is an indoor swimming pool, changing facilities, a relaxation area, a table tennis area, a small sauna and a communal laundry with both an automatic washing machine and tumble dryer.

Services Having double glazing. Drainage is to a private treatment plant owned by Neaum Crag Limited. Water is provided to each chalet on the same basis by the company. Electricity is supplied to the chalet by Neaum Crag Limited with each owner charged to standard dual economy 7 rates. There is also wi-fi capability.

*Broadband checked on <https://checker.ofcom.org/> 28th November 2022 - not verified.

Tenure Freehold

Note Due to the classification of lodges as "mobile homes", they do not attract the additional 3% stamp duty surcharge usually applied to second homes. They are treated as non-residential/mixed use by HMRC and therefore may not attract stamp duty at all. It is therefore believed that the purchaser of this property may not be liable for stamp duty (subject to independent valuation and confirmation), and there may be capital gains tax advantages too under current rules when the time comes for future re-sale.

Council Tax Band C - South Lakeland District Council



Bedroom 1



Dining Area



Little Water Tarn

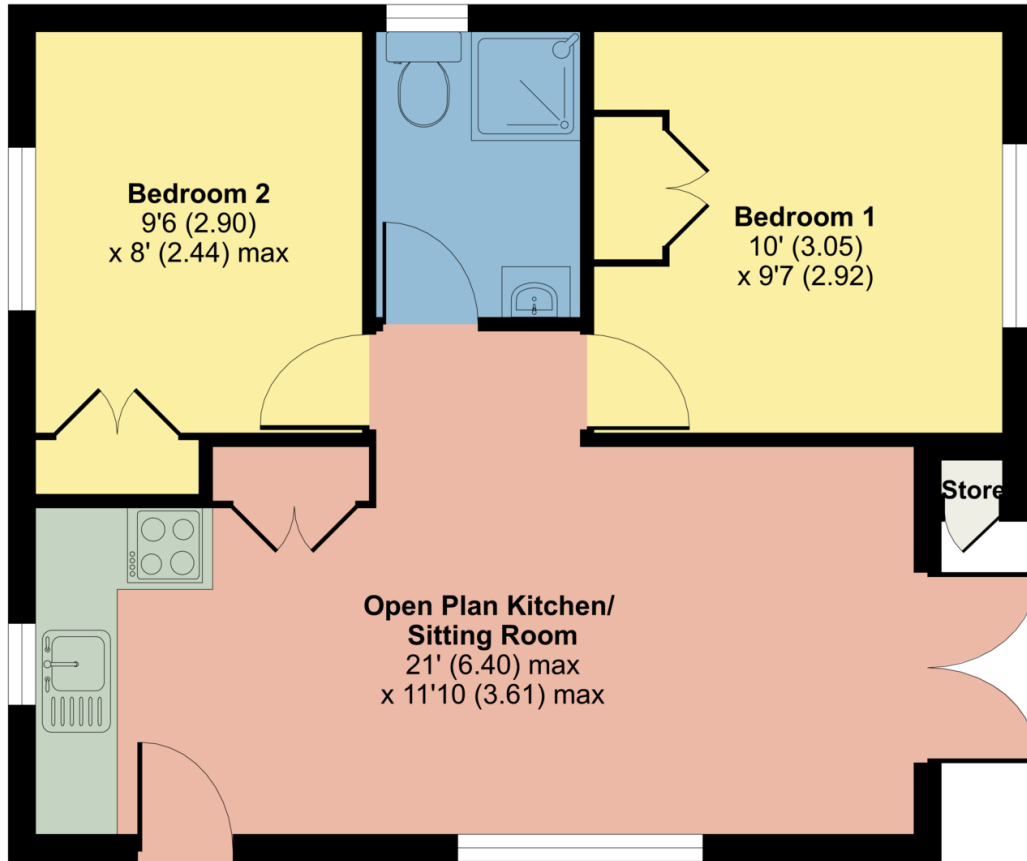


Kitchen Area

Little Water Tarn, Neaum Crag, Loughrigg, Ambleside, LA22

Approximate Area = 444 sq ft / 41.2 sq m (excludes store)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 925797

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

Management Each of the owners becomes a joint shareholder of Neaum Crag Ltd; the management company. The Company is run on a not-for-profit basis to maintain communal land and roads, maintain and provide services, including street lighting and leisure facilities. A transfer fee of £150 is levied to all new owners. The company levies a maintenance fee for this chalet of £308+20%VAT per quarter for 2023. The company also levies a charge of £28 per quarter for supply of water (nil VAT)

NOTE A small outbreak of Japanese Knotweed has been identified in the grounds (NOT near Little Water Tarn) and a management plan is in place.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 02/12/2022.