



Ambleside

£255,000

Seathwaite Tarn, Neaum Crag, Skelwith Bridge, Ambleside, Cumbria, LA22 9HG

Seathwaite Tarn is a freehold lodge in a mature woodland setting providing exceptional 2 bedroomed, 1 bathroomed bright and spacious accommodation. This unique and tastefully modernised lodge is the perfect holiday let or peaceful weekend retreat. With views and walks from the doorstep, whether that is strolling down into Skelwith Bridge or hiking amongst the surrounding fells and tarns, this location is simply idyllic.

Quick Overview

- Freehold lodge with direct access to the fells
- Spacious and stylish 2 bedrooms and 1 bathroom
- Open plan living/dining room and kitchen
- Successful holiday let with Holiday Cottages
- Stunning location in a beautiful wooded setting
- Communal grounds
- On-site swimming pool
- No chain.
- Allocated off road parking space for 2 cars
- Superfast (47 Mbps) Broadband available



2



1



1



Superfast
Broadband



2 Car Parking
Spaces

Property Reference: AM4028



Sitting Area



Open Plan Living Area



Sitting Area



Kitchen

Location From Ambleside proceed out on the A593 towards Coniston, after approximately 1.5 miles bear right signposted High Close; continue up the hill bearing first left after approximately a third of a mile. Neaum Crag entrance can be found a short way along on the right.

On entering this popular development proceed beyond the discrete indoor swimming pool and site office and follow the road around as it bears right and up the hill, past the apartments until the lane junction is almost reached and Seathwaite Tarn can be found on the right hand side on the corner. There is space to park two cars to the side of the lodge, as well as an additional owners car park also available on site.

What3Words ///squeaking.props.gong

Description Neaum Crag was conceived in the 1980's and has been highly popular ever since. The 18 acre site has matured and attracts a wide variety of birds, red squirrels and deer to its wooded grounds. The on-site swimming pool is very discrete and unobtrusive but offers a great alternative for entertaining the kids or taking a little relaxing exercise when perhaps the weather has not been at its best.

You can step from the doorstep and walk to nearby Loughrigg Tarn, up to the higher fells beyond or simply down into Skelwith Bridge. The beautiful Langdale Valley is just down the road making this the perfect location from which to enjoy the wonders of The Lake District National Park, which is now a Unesco World Heritage Site.

Seathwaite Tarn is very pleasantly placed within the site, enjoying a southerly aspect from the open plan living room and kitchen. There are two double bedrooms, both with built in wardrobes, and a modern shower room. The gardens include two car parking spaces and a covered decking area, perfect for relaxing with a morning coffee or an afternoon glass of something cool.

Perfect as a lock up and leave weekend retreat or holiday let, the lodge can currently be occupied from March through to November, although many on the development have already obtained planning permission to extend the period of availability to include the winter months.

The lodge itself is bright and welcoming, having distinct kitchen and relaxation areas this dual aspect room includes a range of contemporary wall and base units with complimentary work surfaces with integrated appliances include a Neff four ring ceramic hob and Beko oven with extractor hood over, and Neff fridge/freezer. There is also space to relax as well as dine with family and friends. Double doors give access to the decked patio area.

The wonderfully light dual aspect double bedroom has a built in wardrobe and dressing table with a mirror and light over. The second bedroom, currently utilised as a twin room, also has a built in wardrobe and dressing table with a mirror and light over.

A modern three piece shower room suite with a glazed and tiled shower cubicle with a Triton shower, a wash hand basin with a light and shaver point and mirror over and storage below, a WC, an opaque window and a towel rail.

Each of the lodges 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.

Perfect as a holiday let or lock up and leave weekend retreat, Seathwaite Tarn is highly recommended for early viewing.

Accommodation (with approximate dimensions)

Open Plan Living Space

Kitchen 9' 2" x 5' 11" (2.79m x 1.8m)

Lounge/Diner 29' 1" x 9' 2" (8.86m x 2.79m)

Bedroom 1 12' 1" x 9' 3" (3.68m x 2.82m)

Bedroom 2 12' 1" x 9' 3" (3.68m x 2.82m)

Shower Room

Outside This well-proportioned plot benefits from two private car parking spaces in tandem and an extended decked area to three sides of the lodge, ideal for enjoying a morning coffee or an evening glass of wine. Additionally there is a small timber shed.

In addition to the private areas, the lodge also enjoys access to the Neaum Crag estate which extends to 18 acres and includes Bluebell Woods and areas of fell which provide wonderful views. A public footpath runs through the estate leading either down to Skelwith Bridge or up over Loughrigg Tarn to Loughrigg Fell where stunning panoramic views of The Langdale Pikes can be seen.

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

Property Information

Tenure Freehold

Management Each of the owners is understood to hold a share in the management company "Neaum Crag Limited", which is run on a non-profit making basis to maintain services including the site road, street lighting and the leisure complex. A transfer fee of £150 is levied to all new owners. The company levies a maintenance charge to each shareholder which at present is £354 per quarter which includes all water charges.

Services Drainage is to a private treatment plant owned by Neaum Crag Limited. Mains 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 economy rates.

Business Rates This property has a rateable value of £3,200 with the amount payable to Westmorland and Furness District Council for 2023/24 being £1,596.80. Small Business Rate Relief may be available.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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



Bedroom 1



Bedroom 2

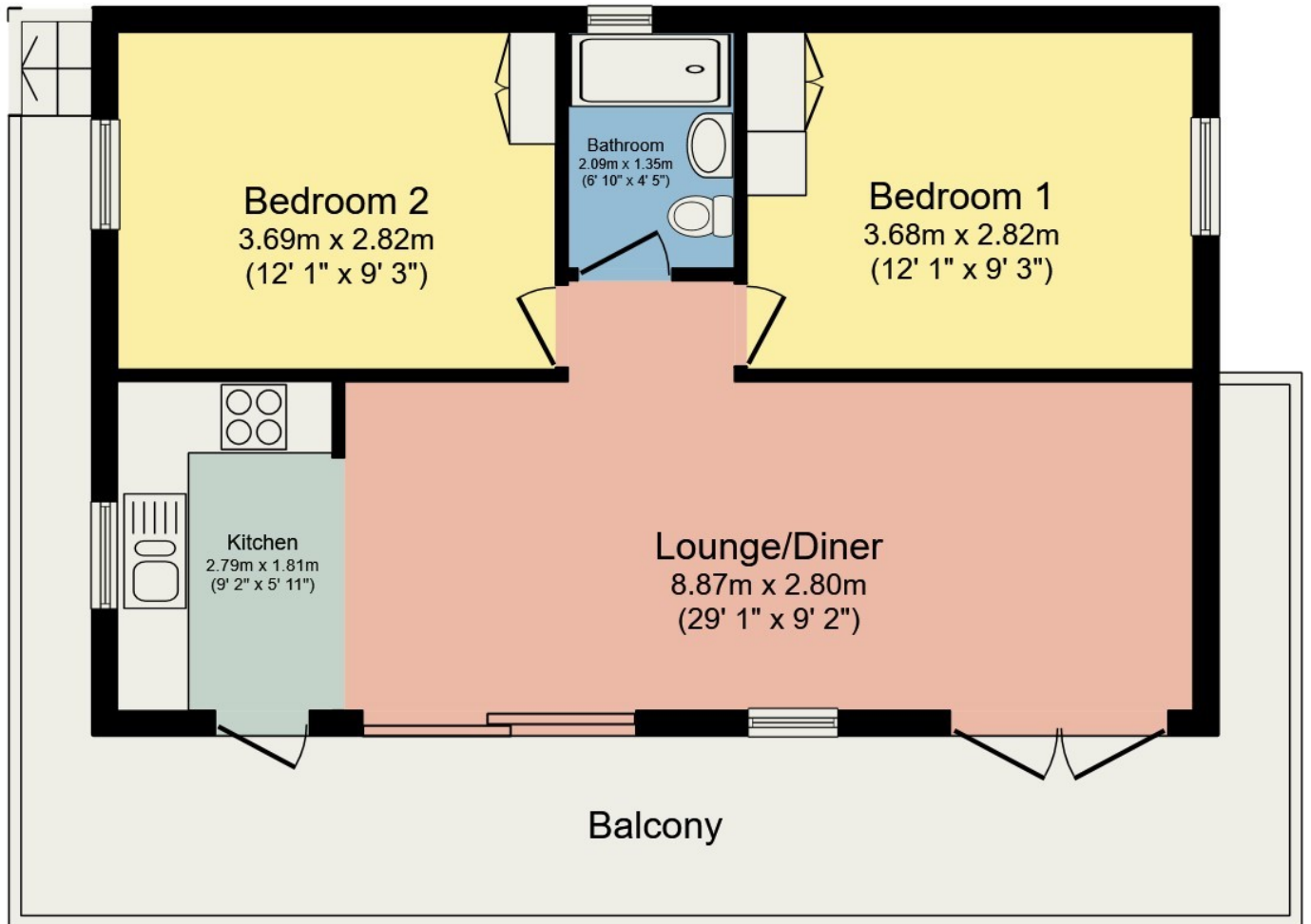


View from Communal Grounds



View from Communal Grounds

Neaum Crag, Ambleside



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 12/03/2024.

Request a Viewing Online or Call 015394 32800