



# Loughrigg

£250,000

Dock Tarn, Neaum Crag, Loughrigg, Ambleside, LA22 9HG

Possibly one of the best lodges on this development! Welcome Dock Tarn, an immaculately presented two bedroom freehold lodge, set within the highly sought after Neaum Crag development on the outskirts of Ambleside.

Enjoying an elevated position with private parking, garden, and a delightful patio seating area, this beautifully maintained lodge provides everything you could wish for in a peaceful countryside retreat.

## Quick Overview

Stylish freehold lodge

2 good-sized bedrooms

Contemporary breakfast kitchen

Private garden, patio seating area and communal grounds

A variety of walks from the doorstep

Close to Ambleside and local amenities

Parking for 2 cars

Currently a successful holiday let

No chain

Superfast broadband available



2



1



1



Superfast  
Broadband  
Available



Private Parking  
for 2 cars

Property Reference: AM4182



Covered Seating Area



Kitchen



Open Plan Living Space



Open Plan Living Space

This superb property is currently a very successful holiday let and the owners can offer the future bookings and the majority of the contents (minus some personal items) if so desired.

Approaching the property from the private allocated parking area, up the quaint path and through the gate to the covered porch, you'll reach an ideal sitting place to take in the pleasant surroundings, no matter the weather. The covered porch offers a great place to store outdoor shoes and coats and offers access to the recently constructed, fabulously large storage room which has light and power.

As you enter the property you come straight into the wonderful, bright, dual aspect, open plan living space. Beautifully presented and with a well thought out roof light allowing for plenty of natural light - a superb place to cook, dine and relax and whilst still feeling spacious.

The kitchen is stylish and modern with navy blue wall and base units and laminate worktops with inset stainless steel sink and benefitting from integrated appliances of; Indesit oven, Indesit 4 ring induction hob with cooker hood over, slimline Lamona dishwasher and Lamona fridge and separate freezer - everything you could possibly need to prepare a delicious meal for family and friends.

The living area is light and airy and has patio doors straight out onto the private patio terrace - the perfect place for a morning coffee or an evening refreshment.

Bedroom 1 is a lovely double room with views over the woodland and to the Lakeland fells beyond.

Bedroom 2 is also a double room, the current owners have cleverly used the space and created a triple room with a double bed with a single bunk over. This bedroom also benefits from a built in wardrobe.

The shower room is bright and modern offering a corner shower, a vanity unit with inset sink and a WC. There is tile effect wall coverings, wood effect laminate flooring, an extractor fan and a chrome heated towel rail.

Outside the property there are 3 wonderful private seating areas - the covered porch to the front of the property, the patio terrace to the side and the elevated woodland garden to the rear - all are perfect for different seasons and different times of the day.

Each lodge within the Neaum Crag estate is owned freehold and stands within its own grounds. Opening periods vary according to property, although all of the lodges are closed for the winter during January and February.

**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.

### Accommodation (with approximate dimensions)

Store 6' 1" x 13' 5" (1.86m x 4.09m)

Lounge/Kitchen 22' 9" x 9' 3" (6.94m x 2.82m)

Bedroom 1 10' 5" x 9' 3" (3.17m x 2.83m)

Bedroom 2 7' 6" x 11' 3" (2.28m x 3.44m)

Shower Room

### Property Information

**Tenure** Freehold (Vacant possession upon completion). 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. The company levies a maintenance charge to each shareholder which at present is £417.60 per quarter.

**Council Tax** Westmorland and Furness Council - Band C.

**Business Rates** We understand the property to have a rateable value of £4,200 with the amount payable to South Lakeland District Council for 2025/26 being £0. Small Business Rate Relief may also be available.

**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.

**Broadband** Superfast Broadband available - Openreach network.

**Mobile Signal** Likely service from EE, Vodafone, Three and O2

**Directions** 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. Continue on to the T junction and then bear left up the hill taking the first right into a cul de sac. The parking for the property is located just below the lodge.

**What3Words** ///splashes.sprinter.throwaway

**Viewings** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



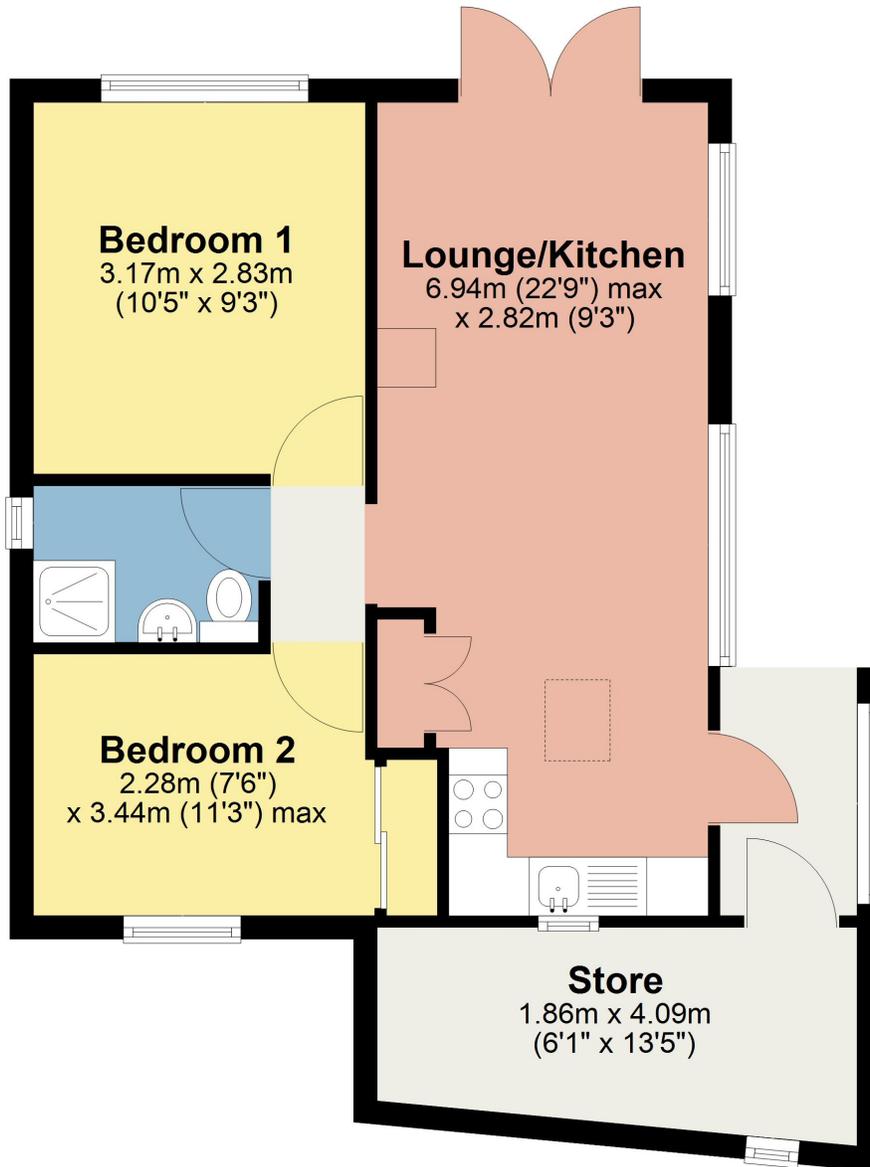
Private Patio



Garden

## Ground Floor

Approx. 50.0 sq. metres (538.4 sq. feet)



Total area: approx. 50.0 sq. metres (538.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

## Dock Tarn, Neaum Crag, Loughrigg, Ambleside

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