

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Ambleside

£305,000

Merlins , 12 Neaum Crag Court, Ambleside, Cumbria, LA22 9HG

Enjoying a delightfully peaceful setting overlooking a small duck pond and having lovely fell views, particularly from the private patio, this immaculate and recently upgraded two bedroomed ground-floor apartment, which has its own private parking, is impeccably presented. The open plan living space includes a superb fitted kitchen area and enjoys direct access onto the patio whilst the two double bedrooms are supplemented by a stylish bathroom.

There are simply too many superb walks accessible from this welcoming purpose built apartment to number - so whether a stroll through this wonderful woodland setting to the discreet on site leisure facilities is your thing, hiking the high fells or a gentle amble down to a local Inn is on the agenda- all can be reached on foot from the doorstep.

Quick Overview

Beautiful 2 double bedroomed ground floor apartment

Wonderful open plan living space with a stylish kitchen area.

Peaceful setting with views.

On-site leisure facilities including an indoor swimming pool.

Wonderful communal grounds and a private patio

Immaculately presented.

Highly successful holiday let.

The perfect holiday let or weekend retreat.

Private car parking plus visitor spaces

Superfast (41 Mbps) Broadband Available*



2



1



1



E



Superfast
Broadband



Private
Parking

Property Reference: AM3901



Aerial View



Open Plan Kitchen/Living Space



Open Plan Kitchen/Living Space



Open Plan Kitchen/Living Space

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 to the top of the hill where Neaum Crag Court is located on the left hand side. There is visitor parking in front of the apartments, private allocated car parking in the small compound just beyond, and further visitor car parking provision at the top of Neaum Crag.

What3Words [///skinny.yoga.newlywed](https://www.what3words.com/skinny.yoga.newlywed)

Description This purpose-built ground floor apartment is entered via a wide entrance hall where the warm oak flooring instantly creates a feeling of welcome. Your eyes may straight away be drawn through to the open plan sitting room ahead of you where the large patio doors reveal a delightful view out over the duck pond. What could be more appealing than taking a seat here in the dappled sunlight and simply listening to the birds as you gaze out through the trees to the Lakeland fells beyond?

The superb kitchen area is stylishly equipped with Neff and AEG appliances, set off by gorgeous quartz work surfaces. This open plan space not only provides superbly for those preparing meals, but also for dining and more importantly, relaxing in comfort. The two double bedrooms are evenly balanced and there is a luxury bathroom.

The discreet on site leisure facilities (sufficiently distant so as not to threaten the peace and tranquility) are just a short stroll away and include a heated indoor swimming pool with changing facilities, a games area, laundry and a small shop. For those simply wanting to relax aching muscles after a long day on the fells (or a long week at work) there is also a sauna.

Ideal as a weekend retreat or holiday let, Merlins can be occupied all year round for holiday use but cannot be occupied as a permanent residence, and is highly recommended for early viewing.

Accommodation (with approximate dimensions)

Entrance Hallway

Open Plan Kitchen/Living Space 22' 8" x 12' 2" (6.93m max x 3.73m max) Integrated Neff kitchen appliances include a 4 ring ceramic hob set above an oven, with extractor hood over, and additionally there is an AEG fridge freezer and dishwasher. The sitting area benefits from having an external glazed door leading to the patio.



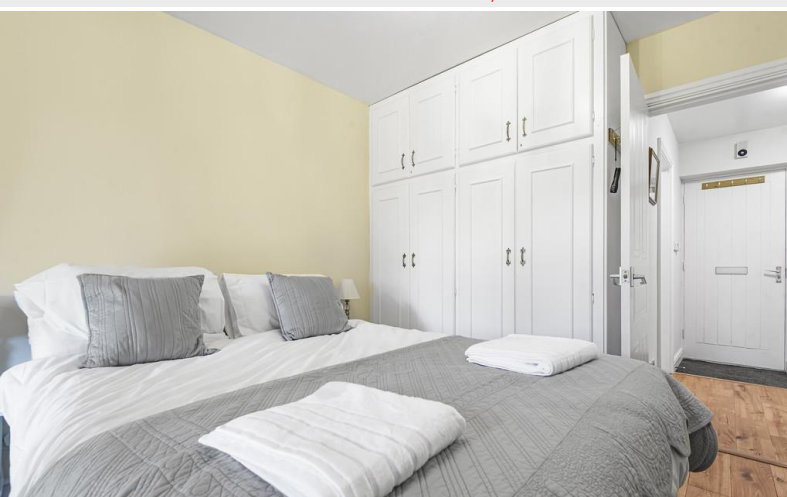
Open Plan Kitchen/Living Space



Kitchen Area



Entrance Hallway



Bedroom 1



Bedroom 2



Bathroom

Bedroom 1 10' 4" x 9' 0" (3.15m x 2.74m) Having glazed external door to private patio.

Bedroom 2 11' 6" x 8' 11" (3.51m x 2.72m)

Bathroom Having a modern three piece suite comprising a panel bath with Mira shower over, a pedestal wash hand basin and a dual flush WC.

Property Information

Outside Neaum Crag is a beautiful natural ancient woodland site perfect for peaceful relaxation whilst enjoying glimpses of the surrounding fellsides. The 18 acres (not measured) of communal grounds attract a wide variety of birdlife as well as red squirrels and deer. The apartment also enjoys direct access onto a lovely private patio.

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.

Parking The property benefits from an allocated parking space and plenty of on-site visitor parking.

Services The property is connected to mains electricity, drainage is to a private treatment plant owned by Neaum Crag Limited and there is a private water supply, supplemented by mains water.

Tenure Leasehold - held on a long leasehold of 999 years from 1992.

NOTE The apartments here cannot be occupied on a permanent basis as principle residences.

* Checked on <https://checker.ofcom.org.uk/> 3rd September 2022 – not verified.

Management Each of the owners becomes a joint shareholder of Neaum Crag Estate through the management company "Neaum Crag Ltd", 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 is at present £1,815.

In addition a payment of £1,100 to Neaum Crag Court Ltd of £900 covers insurance of apartments and outside



Bedroom 1



Bedroom 2



Patio and Communal Grounds



Communal Grounds



View From Communal Grounds

repairs.

Business Rates Merlins has a rateable value of £4,200 with the amount payable to South Lakeland District Council for 2022/23 being £2,095.80

Small Business rate Relief may be available and is enjoyed by the current owners.

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

Viewings As the property is a highly successful holiday let viewings may be limited to "change-over times" and should be made via appointment with Hackney and Leigh Ambleside Office 015394 32800

Notes

Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 32800** or request online.



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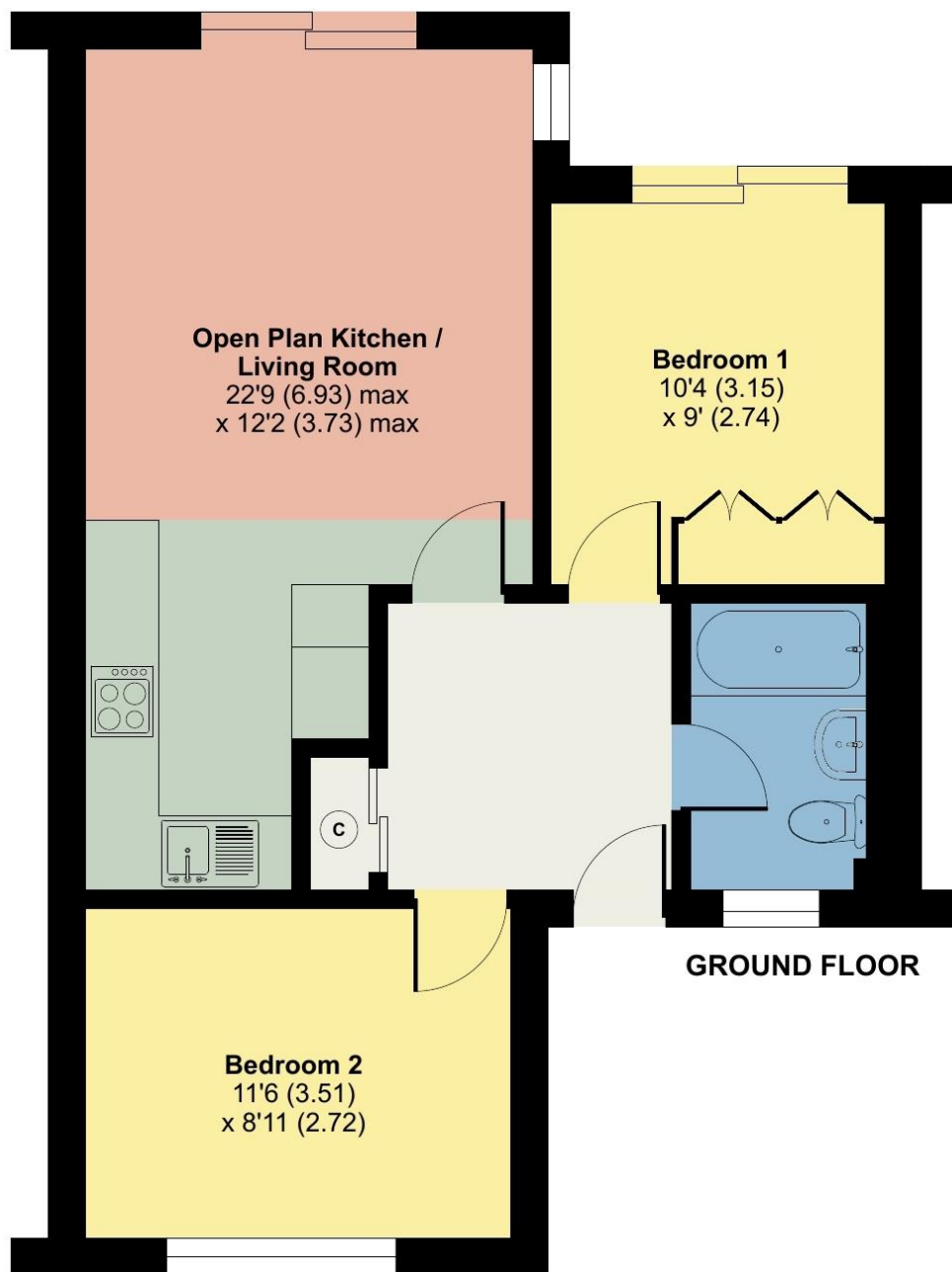
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Merlins, 12 Neaum Crag Court, Ambleside, LA22

Approximate Area = 560 sq ft / 52 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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Request a Viewing Online or Call 015394 32800