



## Loughrigg

£300,000

### Granny's Nook, Neaum Crag House, Loughrigg, Ambleside, LA22 9HG

Set in a delightfully peaceful setting having lovely fell views, a one bedroomed apartment set within a traditional stone and slate building. The accommodation includes a living room, fitted kitchen, one double bedroom and a shower room.

Stroll through the wonderful woodland setting to the discreet on site leisure facilities, hike the high fells or a gentle amble down to a local Inn - all can be reached on foot from the doorstep.

#### Quick Overview

Ground Floor Apartment

1 Double Bedroom

Peaceful setting in around 18 acres

A traditional stone and slate building

Converted in 1990

Superb holiday let or weekend and holiday retreat

Discrete on site leisure facilities with a swimming pool

Private car parking

Superfast 47Mbps Broadband available



1



1



1



E



Superfast  
Broadband



Private Parking

Property Reference: AM4044



Kitchen



Kitchen



Living Room



View From Living Room

**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. Continue through the Neaum Crag development, passing the swimming pool on the left, continue through and up the development Neaum Crag House can be found on the left after few hundred yards.

**What3words** ///unstable.intervene.vocals

**Description** Granny's Nook forms part of Neaum Crag House, originally built around 1890/1900 and was converted and extended in early 1990 and now consists of 4 units. 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.

Enjoying a serene setting this one bedroomed apartment is set within a traditional stone and slate building. As you enter, the entrance porch is ideal for hanging up your coats and kicking your shoes off. The accommodation includes a living room perfect for relaxing after a day on the fells nearby, fitted kitchen with a range of wall and base units 4 ring electric hob and oven, fridge and freezer. One double bedroom and a shower room comprising of a wc, wash basin and walk in shower with a heated towel rail. Granny's Nook offers plenty of storage space in the Inner hall with two storage cupboards (one with a hot water cylinder). There are simply too many superb walks accessible from this welcoming apartment to number - stroll through the wonderful woodland setting to the discreet on site leisure facilities, hike the high fells or a gentle amble down to a local inn - all can be reached on foot from the doorstep.

The close 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.

Granny's Nook is the perfect weekend retreat or holiday let 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.

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## Accommodation (with approximate dimensions)

Entrance porch

Kitchen 11' 6" x 8' 4" (3.51m x 2.54m)

Living Room 16' 6" x 10' 6" (5.03m x 3.2m)

Bedroom 13' 1" x 10' 10" (3.99m x 3.3m)

Shower Room

Inner hall

**Parking** Gravelled parking area for 1-2 cars with further guest parking available on site.

## Property Information

**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** Mains electricity. Neaum Crag Ltd provides water and drainage via the mains system.

**Tenure** Granny's Nook forms part of Neaum Crag House which is leasehold for the residue of 999 years from 1st August 2001. The owner of Granny's Nook is obliged to pay a fair proportion for the maintenance of the exterior of the building, including a ground rent of £10 per annum, and 20% of the total cost for insuring the entire building. We understand these costs are taken on an as and when basis. Unlike the lodges, we understand Granny's Nook can be occupied all year round.

In addition to this an annual service charge levied by Neaum Crag Ltd who are responsible for the maintenance of the estate road, leisure complex including swimming pool, road lighting and overall infrastructure of the estate, and also the services of the resident estate manager. The present cost is £475 per quarter, reviewed annually.

**Council Tax** Westmorland and Furness District Council - Band B.

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Living Room



Bedroom

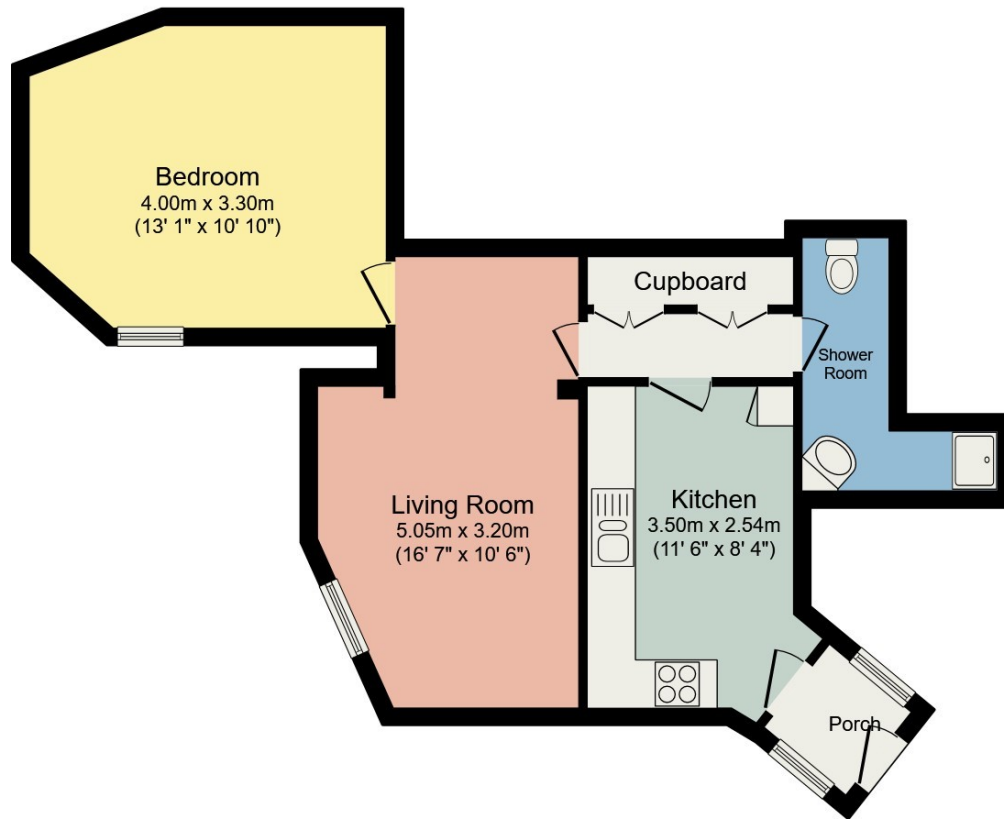


View



Bedroom

Neaum Crag House, Loughrigg, Ambleside



**Total floor area 53.0 m<sup>2</sup> (570 sq.ft.) approx**

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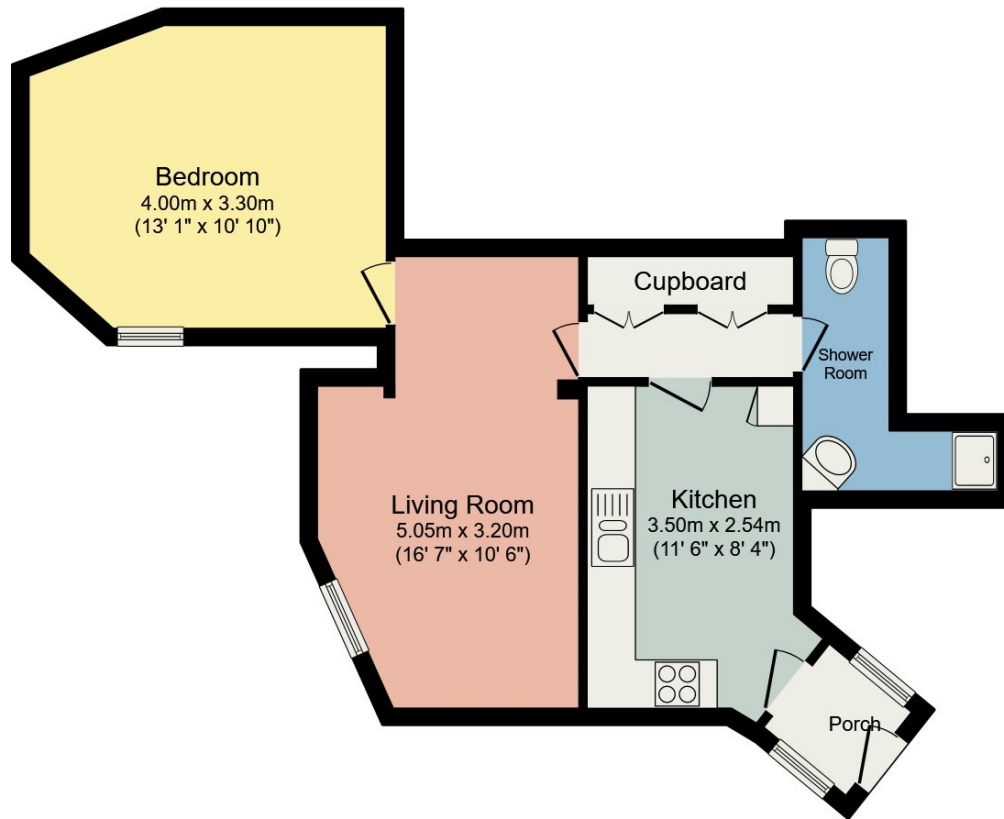


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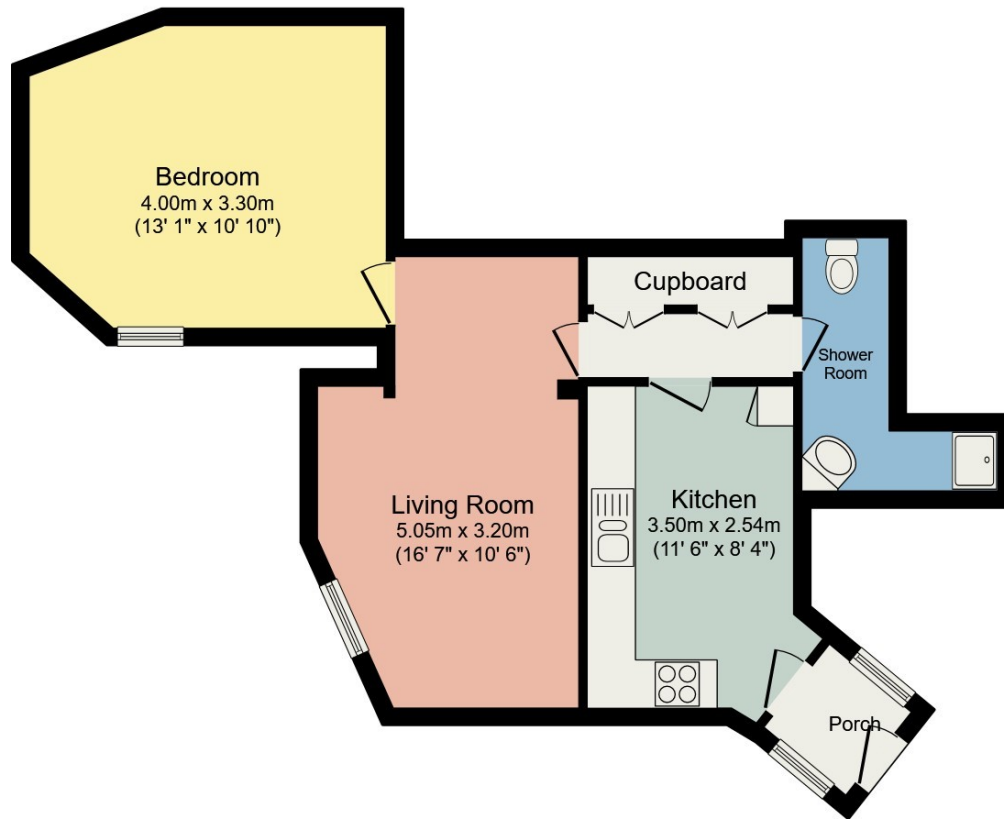


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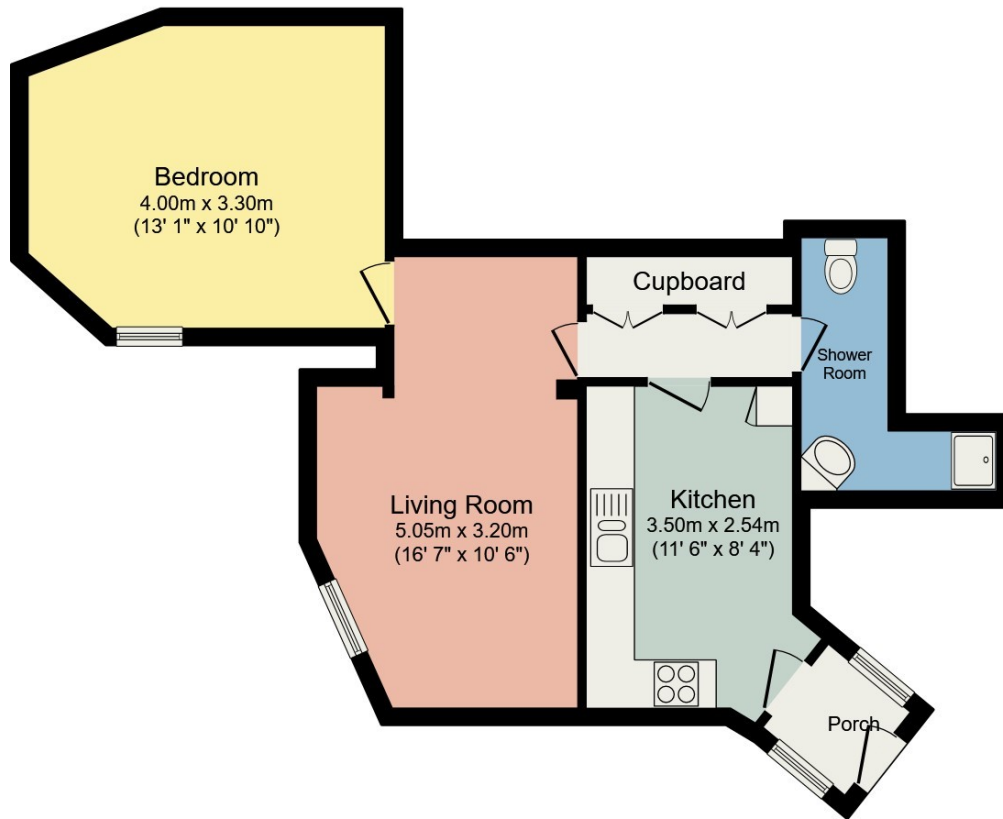


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