



Ambleside

£225,000

Bright Tarn, Neaum Crag, Loughrigg, Ambleside, Cumbria, LA22 9HG

Bright Tarn is a freehold lodge in a peaceful, mature woodland setting, providing comfortable 2 bedroomed, 1 bathroomed light and airy, open-plan chalet accommodation.

From its elevated position on this ever popular private estate this welcoming chalet enjoys some lovely fell views through the trees and the plot includes a large private gravelled seating area. There are two parking spaces available.

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

Quick Overview

Welcoming freehold lodge

2 bedrooms and a stylish bathroom

Light and airy kitchen and living space

Discrete on site leisure facilities with a swimming pool

Wonderful mature woodland location

Communal grounds

Peaceful setting in around 18 acres

Superb holiday let or weekend and holiday retreat

Parking spaces for 2 cars

Superfast (47 Mbps) Broadband available*



2



1



1



N/A



Superfast
Broadband
Available



Parking for 2
Vehicles

Property Reference: AM4085



Dual Aspect Lounge



Lounge



Kitchen



Dining Area

Description This Freehold easily maintained lodge is the perfect holiday let or peaceful weekend retreat. Cosy and welcoming, 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. With parking for 2 and use of the discrete on-site leisure facilities for those less than sunny days - what more could you want?

Location The splendid Neaum Crag Estate includes a mix of freehold holiday lodges & apartments set in eighteen acres of mature Lake District woodland. Located on a South-facing hillside above Skelwith Bridge, at the entrance to the Langdale Valley, Neaum Crag Estate's central location really does make it the perfect base from where to explore the beauty of the Lake District.

Property Overview 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 of 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.

Bright Tarn is superbly placed in an elevated position, looking out through the trees to the high fells which form the backdrop to delightful Skelwith Bridge. This particularly cosy and welcoming freehold lodge includes an entrance area perfect for dealing with damp coats, muddy boots and perhaps a soggy dog. The dining kitchen is dual aspect with ample space to both cook and dine, and leads to a similarly bright dual aspect lounge where French doors provide direct access to the gravelled seating area, really bringing the sense of outside in. Ideal for alfresco dining should the weather allow, a morning coffee or a glass of something refreshing as the sun goes down.

There are two bedrooms, the double having a built in wardrobe and dressing table unit, whilst the smaller bedroom is currently in use as a bunk bedded room. The shower room has a three piece suite comprising a Triton shower, wash basin and WC.

There are two car parking spaces, an outside timber store, 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 private estate enjoy the immeasurable rare advantage of being freehold, with each property owner having a share in Neaum Crag Limited, resulting

in this much loved site being very well maintained and cared for.

Whilst not able to be a permanent residence, Bright 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)

Entrance 7' 3" x 3' 6" (2.21m x 1.07m)

Dining Kitchen 10' 7" x 6' 10" (3.23m x 2.08m)

Lounge 11' 4" x 10' 7" (3.45m x 3.23m)

Bedroom 1 10' 7" x 8' 2" (3.23m x 2.49m)

Bedroom 2 6' 5" x 4' 6" (1.96m x 1.37m)

Shower Room

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:

Directions 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 reached. Follow the road as it bears right, around the corner where parking for Bright Tarn is found on your right. Steps down lead to the lodge itself.

What3Words ///reject.degrading.haven

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.

Council Tax Westmorland and Furness District Council - Band C

Anti-Money Laundering Regulations (AML) 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



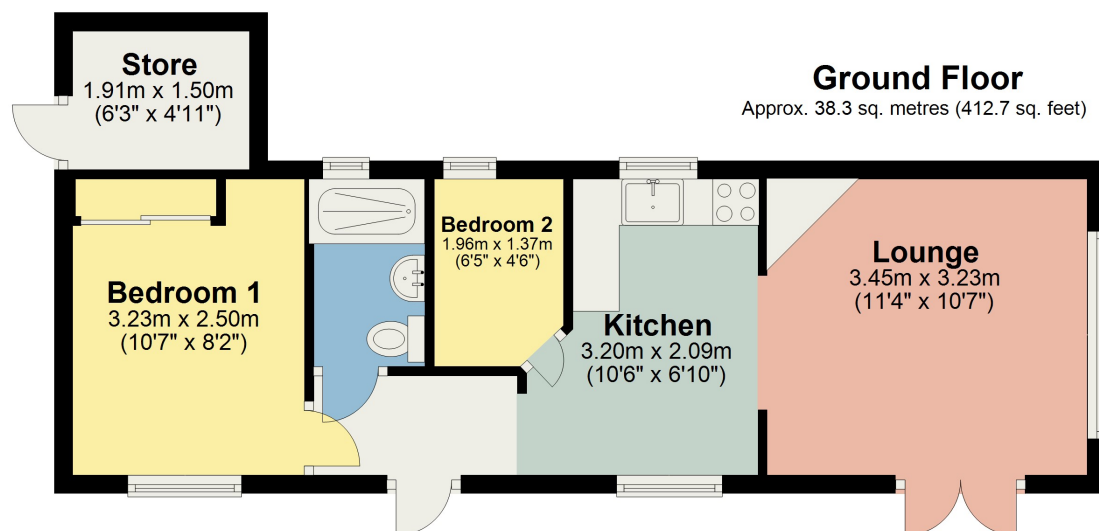
View from Bedroom 1



Communal Grounds and View



Aerial View



Total area: approx. 38.3 sq. metres (412.7 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.

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. The company levies a maintenance charge to each shareholder which at present is £386.40 per quarter.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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 03/10/2024.

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