



## Skelwith Bridge, Near Ambleside

£375,000

### Skelwith Apartment, Neaum Crag House, Skelwith Bridge, Ambleside, Cumbria, LA22 9HG

Enjoying a delightfully peaceful setting having lovely fell views from the private patio, a two bedroomed apartment set within a traditional stone and slate building with private parking. The accommodation includes a sitting room, fitted kitchen, two double bedrooms and a bathroom.

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.

#### Quick Overview

A traditional stone and slate building

Converted in 1990

Two Double bedrooms

Private patio

Discrete on site leisure facilities with a swimming pool

Peaceful setting in around 18 acres.

Superb holiday let or weekend and holiday retreat

Lovely glimpses of the high fells

Private car parking

Superfast (48Mbps) Broadband Available\*



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1



E



Superfast  
Broadband



Private  
Parking

Property Reference: AM3964





Private Patio Terrace



Sitting Room



Dining Area



Kitchen

**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** [///inlines.unsecured.origins](http://inlines.unsecured.origins)

**Description** Skelwith Apartment 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.

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 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.

The accommodation is neatly presented and comprises sitting room featuring a contemporary style wood burning stove and American Oak Amtico flooring which flows through an archway to the modern kitchen. Fitted with a range of wall and base units, stainless steel sink and Neff integrated appliances including; hob, oven and cooker hood, microwave and slimline dishwasher. There are two double bedrooms and a three piece bathroom. The property enjoys its own private terrace, just perfect for a morning coffee or a glass of something cool as the sun goes down.

The apartment is offered furnished as seen if so desired.

**Accommodation (with approximate dimensions)**

**Sitting Room** 14' 3" max x 12' 11" max (4.34m x 3.94m)

**Kitchen** 9' 4" x 9' 2" (2.84m x 2.79m)

**Inner Hall**

**Bedroom 1** 14' 3" max x 12' 9" max (4.34m x 3.89m) Fitted wardrobe and double opening UPVC double glazed doors to terrace.



**Bedroom 2** 17' 1" x 6' 9" (5.23m max x 2.08m max) Built-in utility cupboard with plumbing for washing machine and housing the pressurised hot water system. Built-in wardrobe with vent for dryer. Pleasant outlook through the trees across the valley in winter.

**Bathroom**

**Outside** Raised paved terrace with lovely fell views.

**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.

\*Broadband checked on <https://checker.ofcom.org/> 23rd June 2023 - not verified.

**Tenure** Skelwith Apartment forms part of Neaum Crag House which is leasehold for the residue of 999 years from 1st August 2001. The owner of Skelwith Apartment 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 Skelwith 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 D.

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

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



Bedroom 1



Bedroom 2



Private Patio Terrace

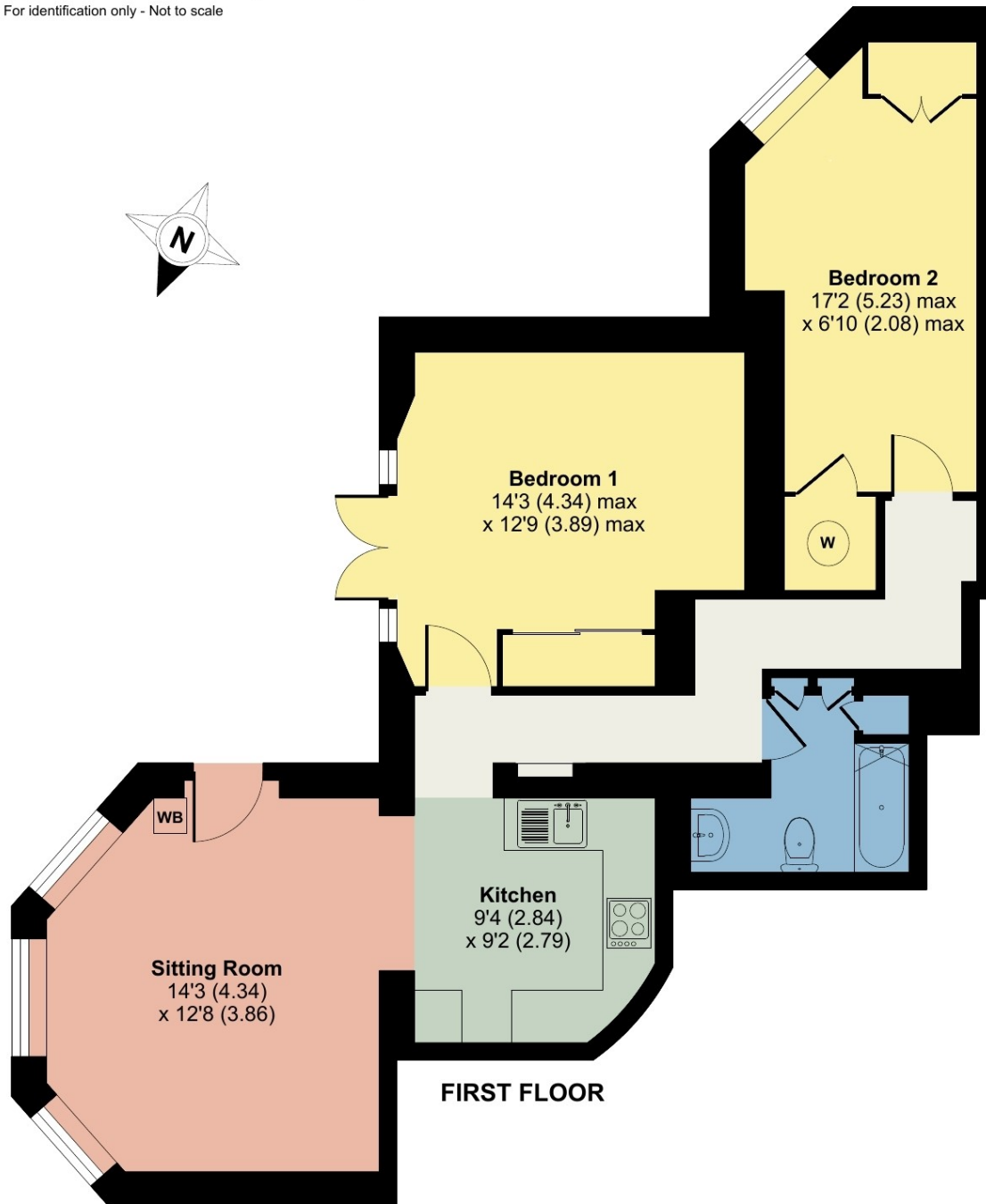


View from Terrace

# Skelwith Apartment Neaum Crag House, Skelwith Bridge, Ambleside, LA22

Approximate Area = 750 sq ft / 69.6 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 2023. Produced for Hackney & Leigh. REF: 999876

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