



Skelwith Bridge

£270,000

Wordsworth, 10 Neaum Crag Court, Skelwith Bridge, Ambleside, LA22 9HG

Nestled within the beautiful woodland setting of the prestigious Neaum Crag Estate, Wordsworth is a charming two-bedroom ground floor apartment enjoying lovely views towards the surrounding fells.

With an abundance of Lakeland walks from the doorstep and the vibrant village of Ambleside just a short drive away, this delightful property offers an excellent opportunity to embrace the quintessential Lake District lifestyle.

Quick Overview

- Two-bedroom ground floor apartment
- Set within the prestigious Neaum Crag Estate
- Beautiful woodland setting with views towards the surrounding fells
- Excellent Lakeland walks directly from the doorstep
- Easy access to Ambleside, with its independent shops, cafés and restaurants
- Dual-aspect living space overlooking woodland and communal grounds
- Spacious open-plan kitchen, dining and living room
- No chain
- Allocated parking space conveniently located close to the property
- Superfast broadband available
- Property Reference: AM4222



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Superfast
Broadband
Available



Allocated Parking
Space



Rear Aspect



Living/Dining Room



Living/Dining Room



Kitchen

The front door opens into a welcoming entrance hall, from which all rooms lead. The hallway provides useful coat hooks and a generous double sliding-door storage cupboard with shelving, which also houses the water tank.

At the heart of the property is a spacious open-plan kitchen, dining and living area, providing a versatile and sociable space ideal for both relaxing and entertaining. Dual-aspect windows overlook the beautifully maintained communal grounds and woodland beyond, creating a light and appealing living environment.

The kitchen is fitted with a range of wall and base units with laminate work surfaces, together with a built-in Neff four-ring electric hob and oven. A Bosch dishwasher, Indesit washing machine and Zanussi fridge freezer are also included. Additional features include laminate flooring, part-tiled walls, a stainless-steel sink and drainer, and useful display shelving. The generous living and dining area is complemented by an electric fire set within a granite hearth, creating a cosy focal point.

Bedroom One is a well-proportioned double room featuring a hanging rail and double patio doors opening directly onto a paved patio and the communal grounds. The room enjoys attractive fell views and a peaceful outlook across the woodland that surrounds the estate.

Bedroom Two is another comfortable double bedroom, currently arranged as a twin room, with a window overlooking the front elevation and views across the surrounding woodland.

The bathroom is finished with part tiled walls and laminate flooring, the room includes a Mira shower over a bath, WC, wash hand basin with mirrored cabinet above and heated towel rail. An obscure-glazed window provides natural light and privacy.

Externally, the apartment is surrounded by attractive communal grounds, comprising mature woodland, areas of lawn and a delightful pond, providing a tranquil setting in which to enjoy the natural beauty of the estate. Residents of Neaum Crag Estate also enjoy access to on-site leisure facilities including a pool and laundry.

The property also benefits from an allocated parking space, conveniently located just a short stroll from the apartment.

Wordsworth represents a wonderful opportunity for those seeking a holiday retreat or investment in one of Cumbria's most sought-after locations.

Accommodation (with approximate dimensions)

Entrance Hall

Open Plan Kitchen/Living/Dining Room 12' 1" x 22' 8"
(3.69m x 6.93m)

Bedroom One 8' 11" x 10' 3" (2.72m x 3.14m)

Bedroom Two 11' 6" x 8' 11" (3.52m x 2.73m)

Bathroom

Contents Available by separate negotiation

Property Information

Tenure Leasehold - 999 year lease from 1992. There is an annual service charge, amount payable for 2026/27 being £1,250. In addition 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 £760.56 per quarter.

NOTE This property cannot be lived in full time. It can only be used as a second home or holiday let. However, because it can't be a main residence, it is exempt from double council tax.

Council Tax Council Tax Band D - Westmorland and Furness Council

Services Mains electricity. Neaum Crag Ltd provides water and drainage via the mains system. The property benefits from electric heating.

Broadband Superfast Broadband Available - Openreach Network

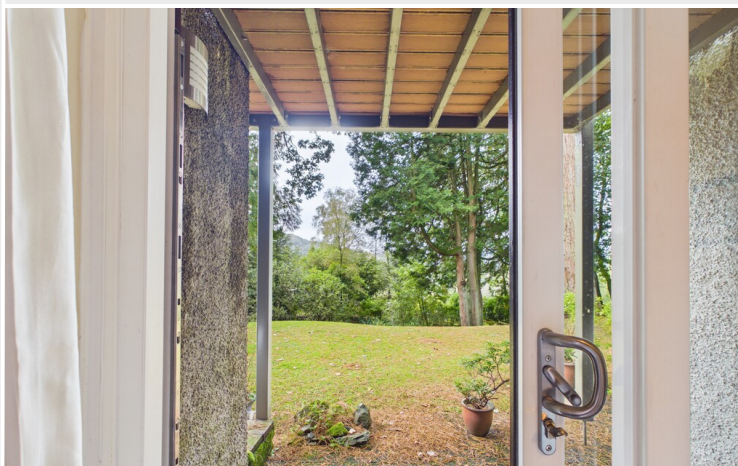
Mobile Services Likely service from EE, Vodafone, Three and O2

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

Directions From Ambleside proceed towards Conistone 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 where you will find the apartments on the left. Parking for Wordsworth is in the parking area immediately afterwards on the left.



Bedroom One



Patio access from Bedroom One



Bedroom Two



Lovely Fell Views



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Viewings Strictly by appointment with Hackney & Leigh.

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