



Loughrigg

£230,000

Watendlath Tarn, Neaum Crag, Loughrigg, Ambleside, LA22 9HG

Nestled within the prestigious Neaum Crag Estate near Ambleside, Watendlath Tarn is a beautifully presented two-bedroom lodge offering an idyllic retreat in the heart of the Lake District National Park.

Set on a large plot and surrounded by mature woodland this charming property provides the perfect base whether as a private second home or a successful holiday let investment.

Quick Overview

- Picturesque Lake District location
- Two bedroom freehold stylish lodge
- Large elevated terrace overlooking woodland
- Variety of walks from the doorstep
- Close to Ambleside and local amenities
- On site leisure facilities
- No chain
- Ideal second home or holiday let
- Private parking
- Superfast Broadband available



2



1



1



Superfast
Broadband
Available



Private
Parking

Property Reference: AM4198



Living Room



Living Room



Breakfast Kitchen



Kitchen

Accessed via a delightful woodland path from the private parking area, the lodge enjoys a wonderfully secluded setting with a warm Scandinavian-inspired interior enhanced by attractive wood panelling throughout. Large picture windows flood the accommodation with natural light, while the impressive west-facing private terrace provides the ideal space to relax and enjoy evening sunsets amidst the tranquil surroundings.

The accommodation is thoughtfully arranged, with an entrance hallway offering practical storage for coats and outdoor footwear. The well-appointed shower room features a Mira shower, WC, wash basin with mirrored cabinet over, chrome heated towel rail and contemporary shower boarding for a fresh modern finish.

The principal bedroom is a spacious double room complete with fitted wardrobes, built-in dressing table and elevated woodland views with glimpses of the surrounding fells. The second bedroom is a cosy bunk room with built-in storage, ideal for children or visiting guests.

The bright dual-aspect breakfast kitchen is fitted with a comprehensive range of wall and base units complemented by wood-effect work surfaces with inset circular stainless steel sink. Integrated appliances include a fridge freezer, microwave, Bosch induction hob and oven with extractor hood above. A dining area positioned beside the window creates a lovely setting for family meals overlooking the woodland backdrop.

The welcoming dual aspect lounge is a particular highlight of the property, benefitting from double patio doors opening directly onto the terrace alongside a large picture window framing delightful woodland views and attracting an abundance of birdlife. A feature corner fireplace with electric fire provides a cosy focal point for cooler evenings.

Externally, the property benefits from a large plot which extends behind the property. The spacious elevated terrace extends across the full length of the lodge, offering a superb outdoor entertaining space complete with picnic bench and peaceful woodland outlook. A useful external wooden store provides ideal storage for outdoor equipment, while the property also benefits from a private parking space with EV charging point.

Combining privacy, natural beauty and excellent access to the lakes and fells, Watendlath Tarn represents a rare opportunity to acquire a charming woodland retreat in one of the Lake District's most sought-after settings.

Each lodge within the Neaum Crag estate is owned freehold and stands within its own grounds. Opening periods vary according to property, although all of the lodges are closed for the winter during January and February.

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.

Accommodation (with approximate dimensions)

Entrance Hallway

Living Room 11' 5" x 10' 8" (3.49m x 3.26m)

Breakfast Kitchen 6' 11" x 10' 8" (2.11m x 3.27m)

Bedroom 1 8' 2" x 10' 8" (2.50m x 3.26m)

Bedroom 2 4' 7" x 6' 5" (1.4m x 1.96m)

Shower Room

Outside Terrace

Outside Store

Property Information

Tenure Freehold.

Each of the owners 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 £680 Inclusive of VAT per quarter.

Business Rates Westmorland and Furness Council for 2026/27 being £1,521.95. Small Business Rate Relief may also be available.

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 standard economy rates.

Broadband Superfast Broadband available - Openreach Network

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

Directions 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, passing the swimming pool on the left hand side to the top of the hill where Neaum Crag Court is located. Continue on to the T junction and then bear left up the hill taking the first right into a cul de sac. The parking for the property is located just before the lodge.

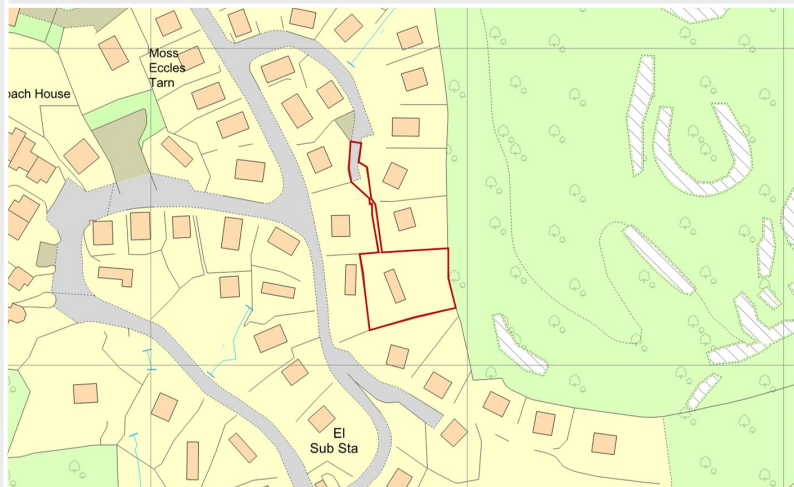
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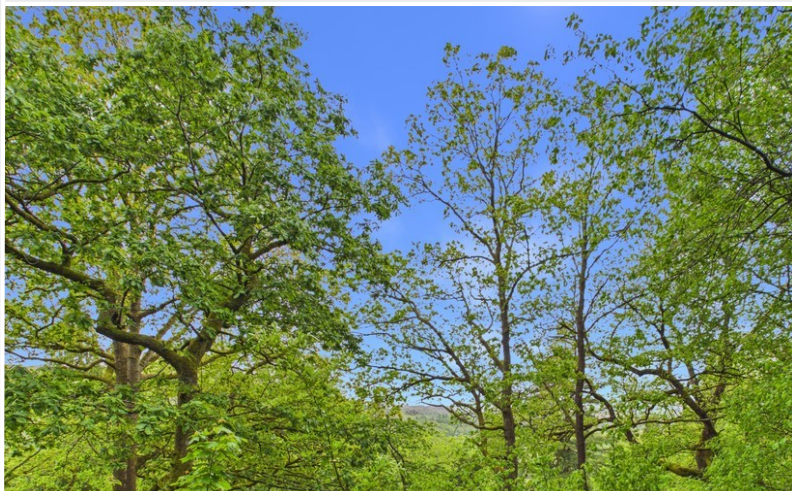
Bedroom 1



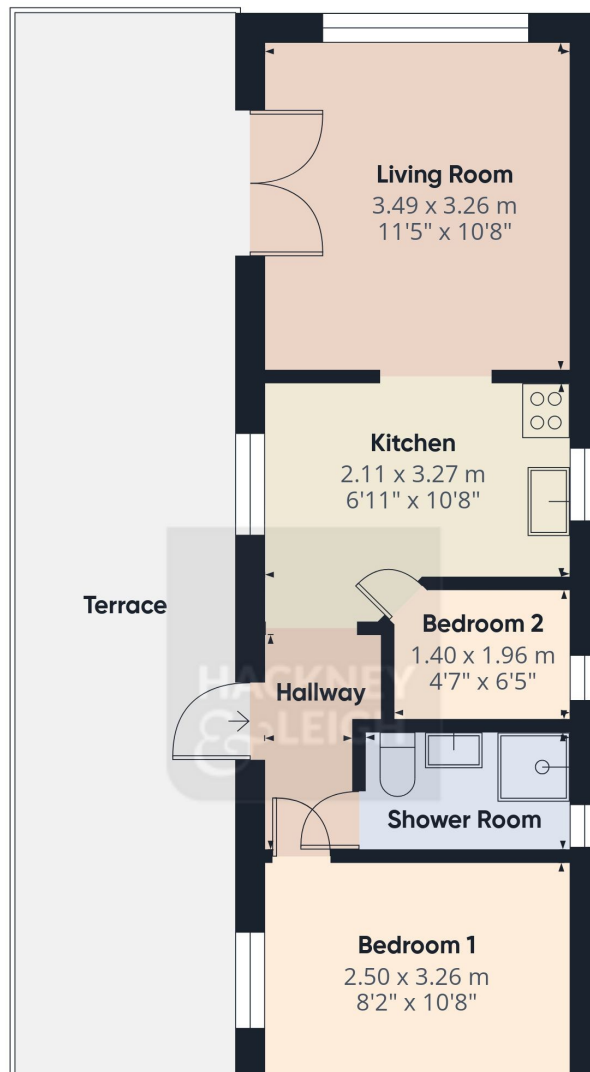
Bedroom 2



Ordnance Survey Plan - M4P-01279142



Woodland Views



Viewings Strictly by appointment with Hackney & Leigh.

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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 19/05/2026.

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