



## Loughrigg

£230,000

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

Nestled within the woodland surroundings of Neaum Crag Estate, Sprinkling Tarn is a charming two-bedroom freehold lodge occupying a delightful position close to Ambleside and at the heart of the Lake District National Park.

Offering an ideal opportunity as a holiday let or second home retreat, the property combines comfortable accommodation with a peaceful setting, surrounded by nature and the excellent access to the area's renowned lakes, fells and walking routes.

### Quick Overview

Two bedroom freehold lodge in the heart of the Lake District

Tranquil woodland surroundings

Excellent access to lakes, fells and walking routes

Close to Ambleside and local amenities

Outside entertaining spaces

On site leisure facilities

No chain

Ideal second home or holiday let

Private Parking

Superfast Broadband available

Property Reference: AM4202



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1



Superfast  
Broadband  
Available



Private  
Parking



Living Room



Living Room with Door to Terrace



Kitchen



Dining Area

Approached via a stone pathway that meanders through the mature woodland, the lodge enjoys a wonderfully secluded feel. The entrance opens into a practical vestibule with shelving and hanging space, providing the perfect area for storing outdoor clothing and walking equipment after a day spent exploring the surrounding countryside.

The accommodation is bright and welcoming throughout. The spacious dual-aspect breakfast kitchen is fitted with a range of wall and base units complemented by laminate work surfaces and incorporates a built-in Schott Ceran electric hob, Logik oven, extractor hood and Zanussi fridge. A large skylight floods the room with natural light, while ample space is available for dining and entertaining. Windows overlooking the surrounding woodland further enhance the property's connection with its natural setting.

The impressive triple-aspect living room forms the heart of the lodge. A generous picture window and two glazed doors allow natural light to pour into the space whilst framing attractive woodland views from every angle. Double opening doors open out onto the rear woodland area and a single glazed door opens directly onto a private west-facing terrace, creating a wonderful extension of the living accommodation and providing an idyllic setting for outdoor dining, entertaining or simply relaxing and enjoying the evening sun.

The principal bedroom is a comfortable double room enjoying views of the woodland beyond, complemented by a fitted wardrobe and dressing table. The second bedroom is arranged as a bunk room, making it ideal for family members or visiting guests.

The shower room is fitted with a Mira shower, Roca WC and wash hand basin and a heated towel rail, all enhanced by natural light from a rear-facing window.

Externally, Sprinkling Tarn enjoys a delightful woodland setting with mature trees and established planting surrounding the lodge, creating a sense of privacy and tranquillity. A terrace and seating area provide excellent spaces for enjoying the outdoors, while a useful timber store offers practical storage for walking gear and outdoor equipment. The property also benefits from private parking for two vehicles.

Residents of Neaum Crag Estate enjoy access to on-site leisure facilities, while the vibrant amenities, shops, cafés and restaurants of Ambleside are just a short distance away. With countless walking routes available directly from the doorstep and some of the Lake District's most celebrated scenery within easy reach, Sprinkling Tarn offers a rare opportunity to acquire a charming woodland retreat in one of the region's most sought-after locations.

## Accommodation (with approximate dimensions)

Entrance Hallway

Living Room 11' 4" x 10' 8" (3.47m x 3.27m)

Breakfast Kitchen 6' 11" x 10' 6" (2.11m x 3.22m)

Bedroom 1 8' 4" x 10' 9" (2.55m x 3.29m)

Bedroom 2 4' 7" x 6' 5" (1.41m x 1.97m)

Shower Room

Outside Terrace

Outside Store

## Property Information

Tenure Freehold

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 £680 inclusive of VAT per quarter.

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

**Services** Drainage is to a private treatment plant owned by Neaum Crag Limited. Mains water is provided to each lodge on the same basis by the company. Electricity is supplied to the lodge by Neaum Crag Limited with each owner charged standard economy rates. The lodge has electric heating.

**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. Turn left after the main office building and Sprinkling Tarn can be found on the right. The parking for the property is located in front of the lodge.

**What3Words** ///beak.entire.noun

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



Bedroom 1



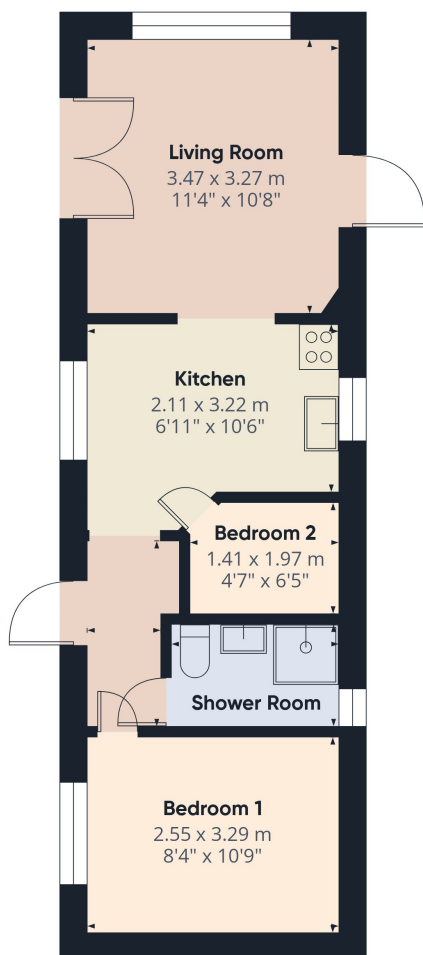
Bedroom 2



Terrace



Private Parking



**Approximate total area<sup>m</sup>**  
35.3 m<sup>2</sup>  
380 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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