

40
YEARS
1982 - 2022

HACKNEY
& LEIGH

Far Sawrey

£595,000

8 The Ferry House, Far Sawrey, Ambleside, Cumbria,
LA22 0LZ

As wonderfully stylish and luxuriously appointed as this imaginative 2 double bedroomed, 2 bathroomed penthouse apartment is, these delights pale into insignificance when compared to the simply breath-taking lake and fell panorama enjoyed from almost every room. From the shore of Lake Windermere to the dramatic mountains in the north, the view encapsulates all that is special about the Lake District. There are innumerable walks available from the doorstep, and with around 75 M of shared lake frontage the opportunities for kayaking, wind surfing, paddle boarding or wild swimming are almost as great as the temptation must be to just sit and relax and soak in that view.

An occupancy clause applies to the apartments at The Ferry House, none of which can be holiday let, creating a lovely little community of its own on this small peninsula projecting into beautiful lake Windermere.



2



2



1



TBC



Superfast
Broadband



Allocated
Parking

Quick Overview

Magnificent panoramic lake and fell views.

Luxurious 2 bedroomed, 2 bathroomed
penthouse apartment.

Around 75 M of shared lake frontage.

Outstanding setting on lake Windermere.

Stylishly re-fitted kitchen and 2 excellent
bathrooms.

Immaculately presented.

Occupancy Conditions apply.

Car parking and canoe storage facilities.

Apartment Owners form the Management
Company.

Superfast (55Mbps) Broadband Available

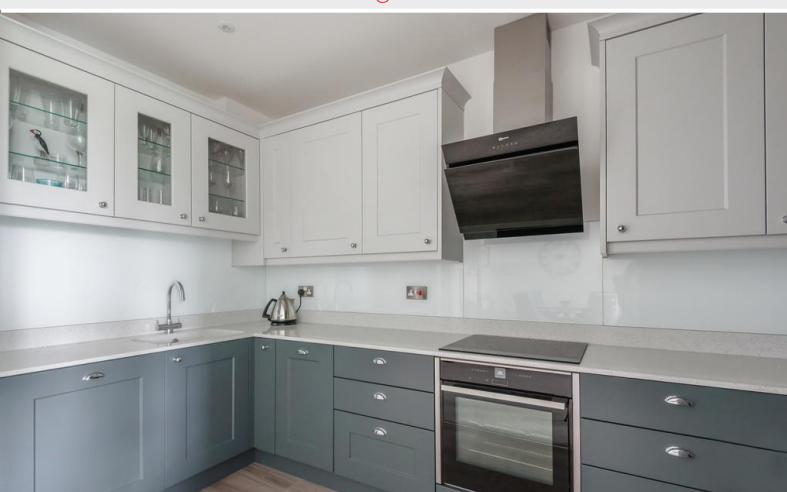
Property Reference: AM3886



Living Room



Living Room



Kitchen



Bedroom 1

Description Built in approximately 1880, originally as a high class Victorian Hotel, this eye catching, attractive stone and slate building was converted into top quality apartments in 2006. The Ferry House, not unnaturally, takes its name from the neighbouring Ferry, which has been carrying folk across this narrow section of the Lake for Centuries, whether by foot or by vehicle, and which continues today to provide a convenient link across to the bustling villages of Bowness and Windermere and beyond and there are plans to replace the existing car ferry with a brand new electric facility in 2024.

One would be hard pressed to find a more delightfully positioned home than this stylish penthouse apartment. The unrivalled views are truly magnificent, particularly of the northern end of Lake Windermere, where the glistening water is embraced by the dramatic surrounding Lakeland fells. A view which never fails to impress, whatever the weather, the time of day or season of the year. There are more intimate views of the small bay of Mitchell Wyke in the foreground, which is prettily dotted with yachts and is frequented by a rich variety of wildlife and sits peacefully nestled beneath the wooded slopes of Claife Heights. The view encompasses the famous Belle Isle together with the smaller Islands of Crow Holme and Lilies of the Valley before terminating in a dramatic sweep of the high fells beyond. The extensive list of fells on view includes Fairfield, Hart Crag, Dove Crag, Red Screes, Wansfell, Caudale Moor, Stoney Cove Pike, High Street, Froswick, Ill Bell, Yoke, Sallows, Kentmere Pike and Orrest Head, to name just a few!

As if this were not enough, this bright apartment is simply outstanding, having been created to a unique and stylish design, with each of the double bedrooms and of course the main living room focused on those sumptuous views. The beautiful kitchen has recently been wonderfully re-fitted with Silestone quartz work surfaces and attractive units and a whole range of integrated appliances. Both the house bathroom and the en-suite shower room are elegantly equipped by Hans Grohe and Duravit. There is plenty of storage space both within the apartment itself and in the shared basement area, the latter being ideal for those with outdoor, cycling or boating interests (there is of course also a discrete canoe/kayak/boat tender store within the grounds).

LPG Central Heating is installed and the attractive sliding sash windows are double glazed. Structured cabling is fitted to allow a range of home entertainment equipment to be readily installed if so desired.

As noted, an Occupancy Clause applies to the apartments at The Ferry House, none of which can be commercially holiday let. Please contact Hackney and Leigh for further details.



Ordnance Survey Map Ref 095400



View from Bedroom 2/ Office



Bedroom 1



Bedroom 2/ Office



Bedroom 2/ Office



Location The Ferry House is situated in an unrivalled position on the tranquil western shore of Lake Windermere away from the busier tourist locations. Sawrey is a beautiful rural area of rolling countryside, winding lanes, picturesque hamlets, tarns and woodland. The Ferry House is situated close to the Ferry Landing at Sawrey. Crossing the lake via the Car Ferry approximately 1 mile south of Bowness, the property is immediately on the left of the Landing and is entered via a Private Gated Driveway. Alternatively, from Ambleside take the A593 towards Coniston, turning left onto the B5286 towards Hawkshead and follow the B5285 and the signs for Sawrey, Windermere and The Ferry and the property is then found just before the Lake Shore.

Accommodation (with approximate dimensions)

Entrance Porch

Entrance Hallway

Hallway

Living Room 25' 8" x 15' 9" (7.82m x 4.8m)

Kitchen 13' 7" x 5' 10" (4.14m x 1.78m) Recently refitted and having stylish wall and base units with attractive Silestone quartz work surfaces with uplifts and complementary splashbacks and incorporating a single drainer sink with mixer tap and a range of Neff appliances including a cooker, 4 ring induction hob with extractor fan over, integrated dishwasher and fridge freezer.

Split Level Principal Bedroom 15' 7" x 14' 3" (4.75m x 4.34m max) With fitted wardrobes.

En Suite Shower Room With a Hans Grohe shower set within a glazed cubicle and Duravit WC and wash hand basin.

Family Bathroom Having a three piece suite comprising a bath with concealed panel lighting and a shower over, wash hand basin and a WC.

Bedroom 2/Office 15' 11" x 13' 3" (4.85m max x 4.04m max) With fitted wardrobes.

Cellar Storage By arrangement with The Management Company, each apartment enjoys an allocated area of storage within the cellar area.

Loft Storage

Property Information

Outside There are delightfully landscaped communal grounds and gardens running down to the lake shore with around 75M of lake frontage, creating a beautiful spot in which to enjoy a relaxing summers evening looking out over the lake to the surrounding Lakeland mountains. There is also a pleasant sheltered courtyard to the west side of the property with bench seating.

There is a communal boat storage facility for canoes and



Communal Gardens and lake frontage



View from Communal Grounds



View



Kitchen



Bathroom

small tenders discreetly placed within the grounds.

An enclosed yard can be found at the rear of the property which accommodates the refuse bins, this area also has outside lighting.

Parking The apartment has its own parking space, plus additional visitor parking.

Services The property has a communal LPG supply, which provides for the Central Heating. There is private water from a bore hole and a private drainage arrangement both of which serve The Ferry House as a whole.

Broadband speed of 55Mbps is being achieved as advised by vendor. (Ofcom suggest a download speed of 71Mbps may be possible)

Tenure The property is Leasehold for a term of 999 Years which commenced in 2006. There is currently a service charge of £106.45 per calendar month.

Council Tax South Lakeland District Council - Band E

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

What3Words ///ushering.slices.pastime

NOTES

Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 32800** or request online.



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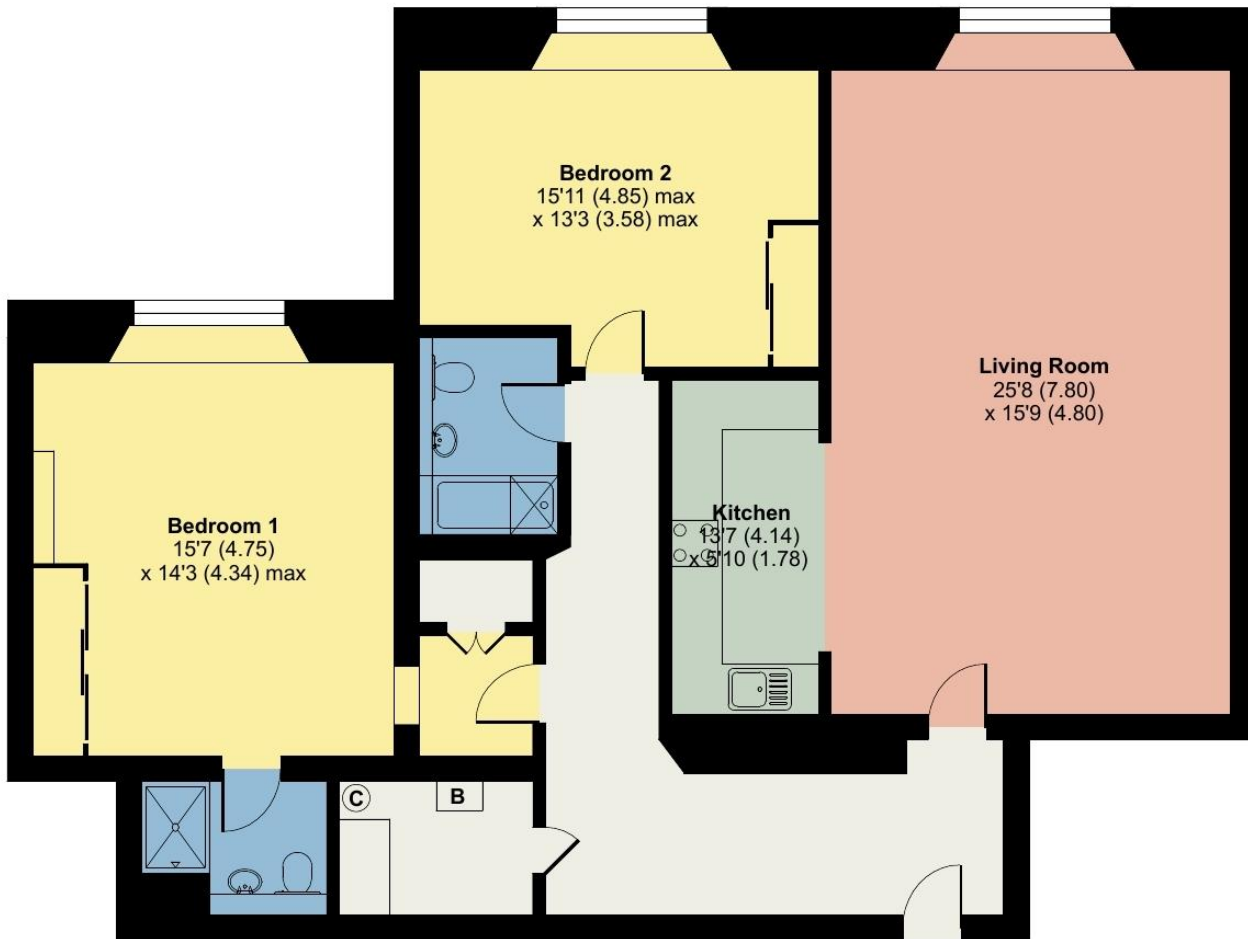
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Approximate Area = 1353 sq ft / 125.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 878980

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