



Far Sawrey

£625,000

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

Stylish and luxuriously appointed, this is a splendid 2 double bedroomed, 2 bathroomed penthouse apartment with simply breath-taking lake and fell views encapsulating all that is special about the Lake District. There are numerous 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.

Quick Overview

- Breathtaking fell and lake views
- Stylish 2 En suite bedroomed penthouse apartment
- Contemporary kitchen and separate dining room
- Outstanding setting on lake Windermere
- Immaculately presented
- Around 75 M of shared lake frontage
- Short ferry ride to Bowness - On - Windermere
- Apartment owners form the Management Company
- Car parking and canoe storage facilities
- Superfast broadband available



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2



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Superfast
Broadband
Available



Car Parking and
Canoe Storage

Property Reference: AM4129



Lounge Sitting Room



Lounge Sitting Room



Dining Room



Stylish Kitchen

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.

The Ferry House is entered via a well maintained communal entrance hall with a security entry phone system, and post receiving boxes for each apartment, giving a warm welcome to this elegant building. The beautiful timber staircase leads to the second floor where apartment 7 is located, its private entrance hall being spacious and having video security entry phone system, before leading you to the fabulous lounge sitting room. Incredibly light and spacious enjoying utterly breathtaking views - it is no surprise that the window sills are low and wide, inviting you to stop, sit down and take a moment or two to simply relax. This is a wonderful room to gather with friends and family. Being L-shaped a quiet home office area has been claimed, nicely tucked away from the rest of the room, enjoying lake views and perhaps a welcome distraction from office work.

The kitchen with tiled walls and floor, has a contemporary feel with sleek wall and base units featuring soft close doors and drawers, and complementary work surfaces incorporating a stainless steel sink and a half with drainer (quality products from a local firm - Webbs at Kendal). An island provides an informal dining option along with additional storage, perfect for the creative cook, enabling a clutter free look as gadgets are stored away out of sight.

An expansive range of integrated Neff appliances include a ceramic four ring induction hob set above an oven with grill, with extractor over as well as a microwave, freezer, fridge and dishwasher.

The kitchen leads seamlessly through to the dining room - ideal for entertaining, or family meals. It is perhaps worth mentioning that this room could be utilised if desired as a third bedroom.

The two en suite double bedrooms do not disappoint. Bedroom 1 being the sunnier of the two, with integrated double wardrobes. The en suite bathroom has tiled walls and floor and a three piece suite comprising a panel bath with shower over, wall hung wash hand basin and WC - elegantly equipped by Hans Grohe and Duravit. A heated ladder style towel rail ensures warm towels are always to hand.

Bedroom 2 benefits from the lake views, and wonderful wide sills making an ideal window seat from where to watch the world float by. The en suite here is a shower room, with tiled walls and floor and a three piece suite comprising large shower cubicle, wash hand basin and WC. Once again, beautifully equipped by Hans Grohe and Duravit.

To complete the picture is a boiler room housing the Vaillant boiler, and a utility cloakroom (which would make an ideal bathroom for that possible third bedroom). Currently with tiled walls and floor and a fitted wall cupboard, it has plumbing for an automatic washing machine, a wall hung wash hand basin and WC.

There is plenty of storage space both within the apartment itself



Magnificent Lake and Fell Views



Ferry House and Gardens



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2

and in the shared basement area, the latter being ideal for those with outdoor, cycling or boating interests.

The communal grounds and gardens run down to the lake shore with around 75M of lake frontage, and are delightfully landscaped creating a beautiful spot from 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.

Additionally for lovers of all things lake based, there is a communal boat storage facility for canoes and small tenders discreetly placed within the grounds. The apartment has its own parking space, plus additional visitor parking.

Note; An occupancy clause applies to the apartments at The Ferry House, whilst able to be enjoyed as second homes as some currently are, none of which can be holiday let, creating a community of its own on this small peninsula projecting into beautiful Lake Windermere.

Location The Ferry House is situated close to the Ferry Landing at Sawrey - a beautiful rural area of rolling countryside, winding lanes, picturesque hamlets, tarns and woodland. A superb variety of wonderful walks and cycle routes including those to Claife Heights and The Tarns are immediately accessible from the doorstep.

The car ferry connects Far Sawrey with a point on the eastern shore just one mile south of Bowness, with the market town of Kendal just beyond. Closer to home is Hawkshead, idyllically placed at the northern end of Esthwaite Water and Grizedale forest, perfectly placed roughly midway between the beautiful lakes of Windermere and Coniston Water.

Hawkshead is a most picturesque village, blessed with a delightful combination of traditional squares, intriguing alleyways and offering a charming variety of highly regarded shops, cafes and traditional Lakeland inns, and if this isn't enough, all that Ambleside has to offer is not far away.

Accommodation (with approximate dimensions)

Communal Entrance Hall Access to floors above, and cellar in the lower ground floor.

Second Floor

Entrance Hall With telephone entry system.

Lounge/Sitting Room 22' 1" x 21' 2" (6.73m max x 6.45m max)

Kitchen 13' 7" x 11' 11" (4.14m x 3.63m)

Dining Room 18' 1" x 9' 5" (5.51m x 2.87m)

Bedroom 1 16' 1" x 16' 1" (4.9m into robes x 4.9m max)

En Suite Shower Room

Bedroom 2 14' 8" x 13' 6" (4.47m into robes x 4.11m)

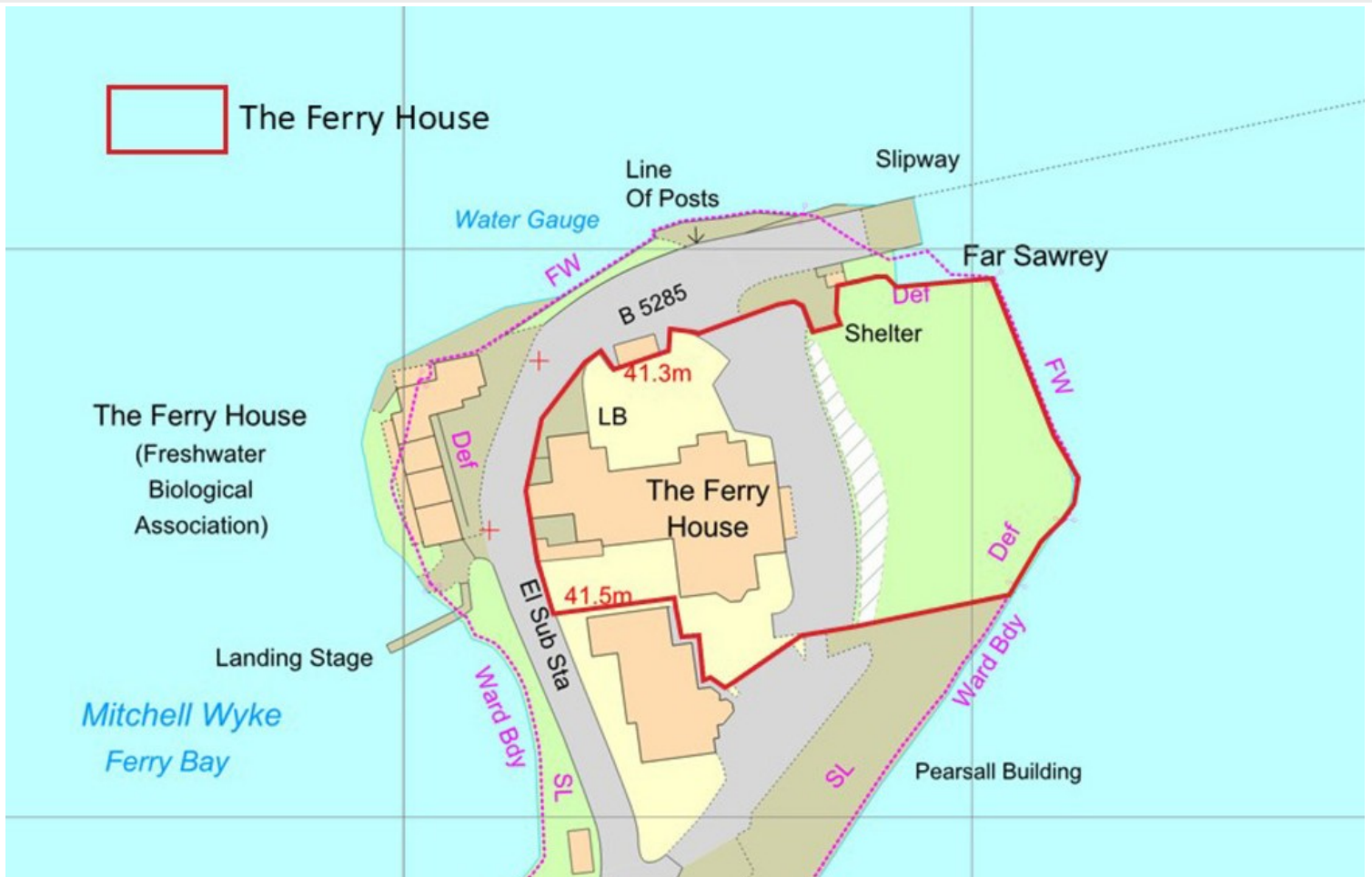
En Suite Bathroom

Utility Cloakroom

Boiler Room



Bedroom 2



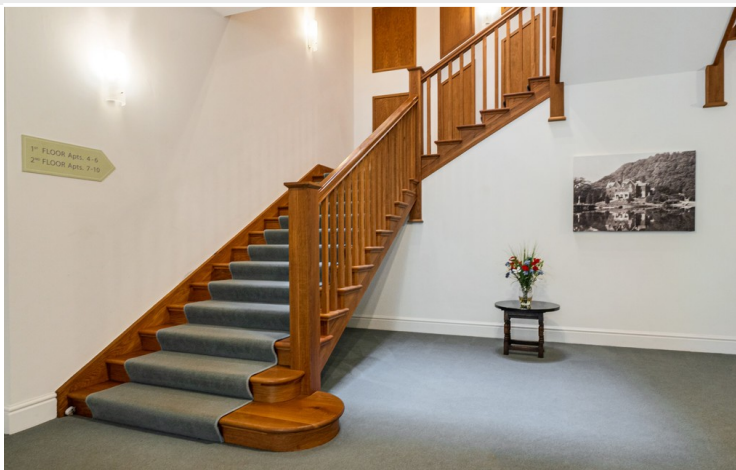
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Lake Frontage



Spacious Hallway



Ground Floor Communal Entrance Hall

Property Information

Tenure Leasehold.

The property is Leasehold for a term of 999 Years which commenced in 2006. There is an annual service charge of £2,473.16

Council Tax Band Westmorland & Furness District Council - Band E

Services The property has a communal LPG supply, which provides for the central heating. There is private water from a bore hole serving The Ferry House as a whole. Ferry House waste water discharges into a septic tank via mains sewer along with other properties, which is owned and maintained by United Utilities. Ferry House Management Company has a contract with United Utilities.

Windows are double glazed and the rooms have Russ surround sound.

Broadband Superfast Broadband - Openreach network
(You may be able to obtain broadband service from Fixed Wireless Access providers EE and Three, who cover this area.)

Mobile Service O2 Likely service, limited from EE, Three and Vodafone.

(5G is predicted to be available around this location from the following providers; EE, Three, O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only.)

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

NOTES

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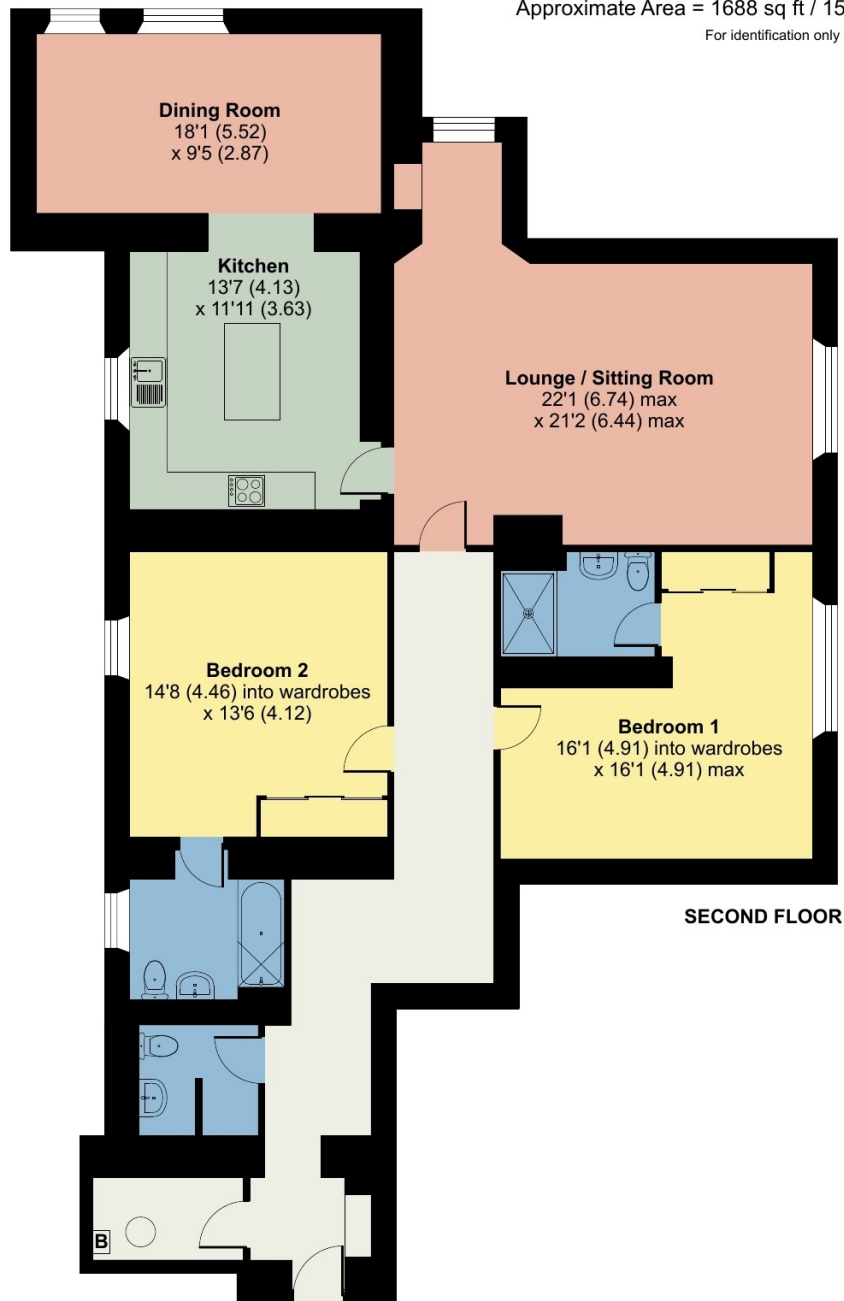
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7 The Ferry House, Far Sawrey, Ambleside, LA22

Approximate Area = 1688 sq ft / 156.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Hackney & Leigh. REF: 1284183

Directions The Ferry House is situated right on the lake shore 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.

What3Words ///fall.unionists.adjuster

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