

## Far Sawrey

£610,000

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

"Out of this world" is one way to describe this incredibly stylish and luxurious first floor apartment.

Having a private balcony, three double bedrooms (one ensuite) and one bathroom, modern kitchen and large living room boasting the most incredible lake and fell views. 5 The Ferry House must be seen!

### Quick Overview

Outstanding setting on Lake Windermere

Magnificent lake and fell views

Shared lake frontage

Private decked balcony with stunning views

Master bedroom with ensuite bathroom and views of Lake Windermere

Immaculately presented

Allocated car parking space

No Chain

A five minute ferry ride to Bowness-on-Windermere

Superfast Broadband available



3



2



1



C



Superfast  
Broadband  
Available



Allocated  
Parking

Property Reference: AM4128



Living Room



Living Room



Kitchen



Dining Area

From the property you will see the dramatic mountains in the north, the view encapsulates all that is special about the Lake District. There are wonderful walks available from the doorstep, and with shared lake frontage you may wish to consider wild swimming, paddle boarding kayaking or wind surfing or simply relaxing and soak in the views of this truly magnificent part of the Lake District National Park.

The extensive list of fells on view include 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!

This impressive former hotel was built in approximately the 1880's, and converted in 2007 in to luxury apartments. Entering through the well maintained grand communal entrance, the sweeping staircase leads you up to the first floor and the front door of number 5.

Welcoming you in to the apartment is a spacious hall way which gives access to all rooms, there is a large storage cupboard with shelving along with plumbing for a washing machine and condensing dryer. An additional large storage cupboard can be found by the bedrooms, this houses the boiler and hot water cylinder but offers ample storage too!

Leading on you will find the impressive and comfortable living room, the perfect place to relax and admire the breathtaking views of the mountain range to the north and enchanting Lake Windermere. The sash windows allow the natural light to flood in bathing the room with light giving a warm sumptuous feel, there is also space to dine in this wonderful room.

The adjoining open plan stylish kitchen is a superb place to prepare food whilst chatting to family and friends alike.

With a range of modern, cream high gloss wall and base units, complimentary red quarts style worksurfaces incorporating a Franke double sink and drainer complete with mixer tap. Integrated appliances of NEF Induction hob with extractor chimney over, Beko dishwasher, eye level oven, microwave oven and under counter freezer. There is also space for a free standing fridge freezer. A truly fabulous space in which to whip up a culinary delight whilst catching a glimpse of the gorgeous views of Lake Windermere.

Bedroom one, a real sanctuary, this is a split level room with fitted wardrobes and convenient dressing area, having a dual aspect it boasts magnificent views. Patio doors lead you out on to a delightful, private decked balcony, here you could take a moment to watch the steamer travel along the Lake Windermere or simply appreciate the wildlife which surrounds The Ferry House. This room benefits from an en - suite shower room with Hans Grohe shower set within a glazed cubicle and Duravit WC and wash hand basin.

Bedroom two has a real sense of calm, with wonderful views and being tastefully decorated. This double room is complete with fitted wardrobes.

Last but certainly not least is bedroom three, currently used as an office, this beautiful room has magnificent views with access to the private balcony.

The house bathroom is elegantly equipped by Hans Grohe and Duravit. Having a three piece suite comprising a bath with concealed panel lighting and a shower over, wash hand basin and a WC.





View



View





Master Bedroom



Master Bedroom



Bedroom Two



Bedroom Three/Office

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

The Ferry House sits within 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 a communal boat storage facility for canoes and 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.

**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 woodlands.

Built in approximately 1880, originally as a high class Victorian Hotel, this attractive stone and slate building was converted into attractive apartments in 2006. The Ferry House 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.

#### Accommodation (with Approximate dimensions)

##### Entrance Hall

##### Living Room

22' 4" x 19' 6" (6.81m x 5.94m)

##### Kitchen

14' 2" x 11' 9" (4.32m x 3.58m)

##### Inner Hall

##### Bedroom One

19' 5" x 12' 6" (5.92m x 3.81m) Measurements in to wardrobes.

##### Ensuite to Bedroom One

##### Bedroom Two

18' 4" x 9' 7" (5.59m x 2.92m) Measurements in to wardrobes.

##### Bedroom Three

13' 0" x 9' 9" (3.96m x 2.97m)

##### House Bathroom

#### Property Information

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

**Tenure** The property is Leasehold for a term of 999 Years which commenced in 2006. There is currently a service charge of £213.95 per calendar month.





View



View from Balcony





The Ferry House



Ordnance Survey Map Ref -095400



Shared Lake Frontage



View

**Council Tax** Westmorland and 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.

**Broadband** Superfast Broadband available - BT Openreach.

**Mobile Services** EE, Vodafone and Three - limited service. O2 Likely service.

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

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

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# NOTES

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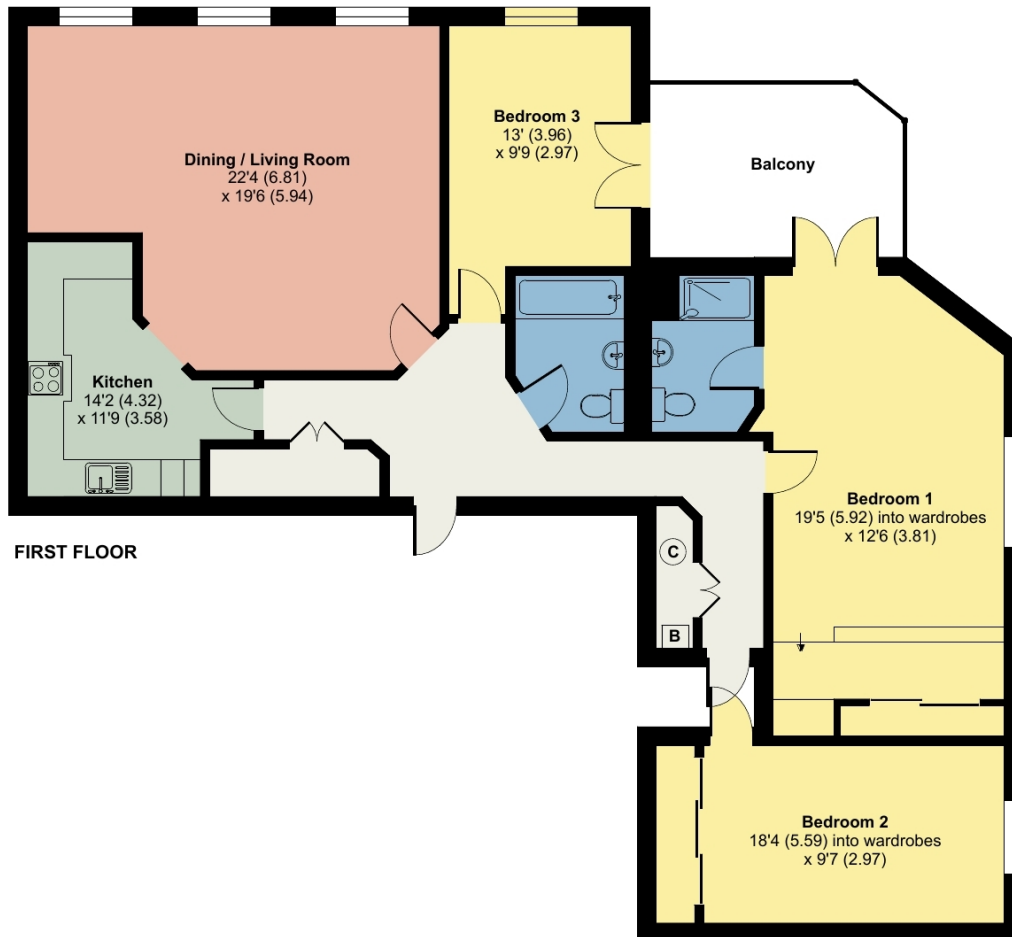
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## 5 The Ferry House, Far Sawrey, Ambleside, LA22

Approximate Area = 1473 sq ft / 136.8 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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1284008

**Directions** 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.

**What3Words** ///taken.roost.juggled

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

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