



## 3 The Ferry House

Far Sawrey, LA22 0LZ

Guide Price £530,000



# 3 THE FERRY HOUSE

## FAR SAWREY

The Ferry House occupies a stunning position in a gently elevated position and has superb lake views from both the apartment and communal grounds. The property is situated on the western shores of Lake Windermere built on a narrow strip of land projecting out into the water putting this apartment in a magnificent setting. Positioned close to the ferry which gives both pedestrian and vehicular access across the Lake to Bowness-on-Windermere and all the amenities the village has to offer. The western shores of Lake Windermere are a peaceful and tranquil setting close to the village of Far Sawrey with its public house yet conveniently positioned close to the popular conservation village of Hawkshead made famous for its connections to William Wordsworth and Beatrix Potter.

The Ferry House was originally a grand Victorian hotel built around 1880 and was then the headquarters of the Freshwater Biological Association. Subsequently the building was converted into 13 luxurious apartments by reputable local developer Robert Hughes in 2006. Number 3 is arguably one of the most prestigious apartments within the development with excellently proportioned and stunningly presented two bedroom two bathroom ground floor accommodation converted to a high specification with breathtaking lake views. The property has been improved by the present vendors including surround sound wiring system, a feature fire place and fitted dressers in the lounge. The property has a lovely Lakeland exterior including traditional stone and slate roofs and has first class contemporary accommodation. Number 3 also benefits from communal and private entrance with private patio area leading to communal grounds. Additionally it has its own private large store room in the basement.

Restrictive covenants including no Holiday Lets.



## Accommodation

Communal entrance hall with intercom system leading to;

## Private Front Door

Attractive wide hallway with cornice moulding and intercom system.

## Sitting Room

*24'6 x 14'4 (7.47m x 4.37m)*

Stunning room with high ceiling, cornice moulding and bespoke fitted dressers with shelving. Feature fire place comprising of granite hearth and surround with inset electric fire. Feature oak framed window and shelving looking into hallway. TV point. Patio doors and breathtaking views of the lake across the private patio towards Red Screes and Wansfell Pike.

## Kitchen/Diner

*14'3 x 12'6 (4.35m x 3.81m)*

Semi open plan room with quality fitted contemporary wall and base units and display cabinet. One and half bowl stainless steel sink unit with mixer tap and pull out waste disposal unit. Appliances include four ring induction hob with extractor, electric oven and microwave, integrated dishwasher, fridge and freezer. Amtico flooring and part tiled walls. Telephone point. Beautiful lake and fell views over the gardens.





## Bedroom One

14'10 x 12'2 (4.51m x 3.70m)

Excellent double room with fitted double wardrobe and TV point.

## En-Suite Shower Room

Three piece white suite comprising of double shower cubicle, wash hand basin and WC. Full wall and floor tiling. Heated towel rail and extractor. Illuminated light/electric shaver point.

## Bedroom Two

13'7 x 12'2 (4.15m x 3.70m)

Spacious double room with fitted triple wardrobe. Views of the communal courtyard. TV point.

## Shower Room

Attractive three piece white suite comprising of double shower cubicle, wash hand basin and WC. Illuminated mirror. Full floor and wall tiling. Extractor and heated towel rail.

## Inner Hall

Cupboard with shelving.

## Utility Room

With selection of base units with stainless steel sink mixer tap. Wood effect floor and part wall tiled.

## Plant Room

Housing Vaillant gas boiler and cylinder.





## Outside

The property benefits from delightful landscaped communal gardens providing lake access together with its own private patio area. All the apartments have private designated parking as well as visitor parking. There is also a storage area in a communal cellar providing excellent storage facility.

## Directions

From Hawkshead continue through Near Sawrey and Far Sawrey proceed down the hill towards the ferry, as you approach the ferry The Ferry House building is on the right hand side with electronic gated drive leading to the designated private parking and visitor parking.

## Services

Mains electric. Private water and drainage of which the water is presently free. Calor gas central heating.

## Tenure

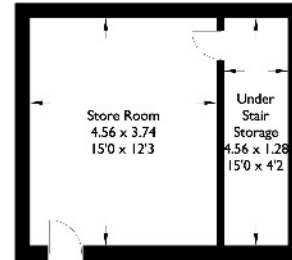
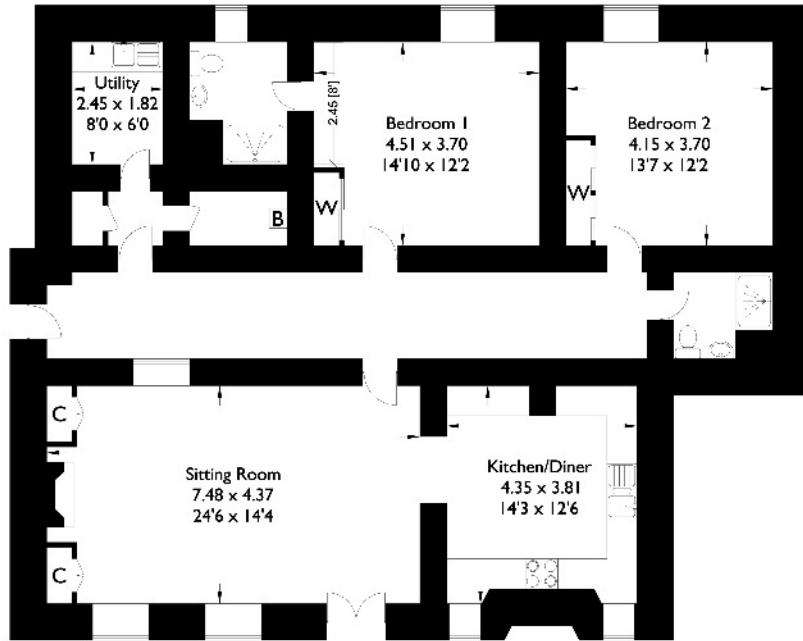
Leasehold for an original term of 999 years from 2006. There is a monthly service charge of approximately £200 PCM which includes water, building insurance and maintenance of the property and grounds together with cleaning of the communal areas.

## Council Tax Band

E

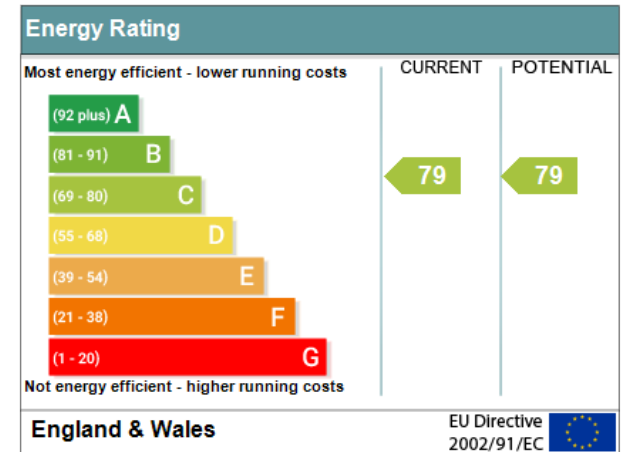
### 3 The Ferry House

Approximate Gross Internal Area : 147.38 sq m / 1586.38 sq ft  
 Store Room : 23.57 sq m / 253.70 sq ft  
 Total : 170.95 sq m / 1840.09 sq ft



For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.

Address: 3 The Ferry House, Far Sawrey, AMBLESIDE, LA22 0LZ  
 RRN:



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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