



HACKNEY
& LEIGH

Far Sawrey

£525,000

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

This stylish south facing 3 double bedrooomed, 2 bathroomed ground floor apartment enjoys a sensational setting on the shore of stunning Lake Windermere and includes a superb dining kitchen and a sumptuous lounge, just perfect for family living or entertaining.

Enjoying around 75m of shared lake frontage there are opportunities galore for kayaking, wind surfing, paddle boarding or wild swimming.

Quick Overview

Elegant and spacious south facing ground floor apartment

Magnificent lake shore setting

Shared lake frontage

Stylish 3 double bedrooms

2 bathrooms (1 being en suite)

Wonderful views from apartment and gardens

A five minute ferry ride to Bowness-on-Windermere

Private gardens and wonderful communal grounds

Car parking and canoe storage facilities

Superfast broadband available



3



2



1



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Superfast
Broadband
Available



Car Parking and
Canoe Storage

Property Reference: AM4134



Bay Windowed Lounge



Sumptuous Lounge



Stylish Dining Kitchen



Stylish Dining Area

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.

Conveniently located on the ground floor 1 The Ferry House is well balanced with high ceilings and tall windows and offers something for everyone with ample room in which to relax, entertain and even work, for those lucky enough to be able to work from such a delightful home. Entering the private entrance hall with telephone entry system there are two integrated cupboards providing excellent storage for coats and boots, keeping the hallway itself clutter free.

The jewel in the crown here is surely the magnificent dual aspect L shaped lounge. A simply perfect light and airy room to gather and relax with friends and family having both space to dine and entertain, whilst enjoying utterly stunning views of Lake Windermere from the tall bay and side windows. An external door leads to the private garden.

The dining kitchen is also a wonderfully light and airy room thanks to being dual aspect, again with large windows looking out to Lake Windermere, and having high ceilings adding to the sense of spaciousness and grandeur. The kitchen area has a tiled floor and is fitted with attractive contemporary wall and base units, complementary work surfaces and with an integrated sink and a half with drainer and mixer tap. Neff appliances include a four ring gas hob with extractor hood over, dishwasher, electric oven and fridge freezer, along with a Panasonic microwave. There is plumbing provision for an automatic washing machine. The designated dining area is perfect for entertaining - views to the lake and beyond making this a lovely welcoming space in which to dine and relax with family and friends.

There are three lovely stylish spacious bedrooms. The main double bedroom is fabulously light with natural light flooding in from the three tall windows, and benefits from an integrated triple wardrobe. The en suite shower room has tiled walls and floor, and a three piece Duravit suite comprising a Hansgrohe shower, wash hand basin with vanity mirror and shaver point over, and WC. Also having a heated ladder style towel rail/ radiator ensuring there is always a warm towel to hand.

The second double is spacious and also benefits from a contemporary fitted triple wardrobe.



Lake Frontage



Ferry House and Gardens



Luxury Bedroom 1



Bedroom 2



Bedroom 3



House Bathroom

The third bedroom would alternatively make a perfect office or study for those wishing to work from home - providing the views of the lake don't prove to be too much of a distraction!

The house bathroom has tiled walls and floor, and a stylish Duravit three piece suite comprising a subtly lit panel bath with Hansgrohe shower over, a wash hand basin with vanity mirror and shaver point and WC. Also having a heated ladder style towel rail/ radiator for warm and cosy towels.

The boiler room houses the Vaillant gas central heating boiler and the hot water cylinder.

This is the only apartment here with its own private area of garden, which adds both privacy and convenience, whilst Ferry House itself is surrounded by lovely communal gardens which gently slope down to the lake shore where there is quite a substantial lake frontage.

A truly beautiful peaceful spot in which to enjoy a relaxing summers evening looking out over the Lake to the surrounding Lakeland mountains.

Additionally, there is also a pleasant sheltered courtyard to the west side of the property with bench seating, a communal boat storage facility for canoes and small tenders discreetly placed within the grounds and an enclosed yard can be found at the rear of the property which accommodates the refuse bins, (this area also has outside lighting).

There is both allocated and visitor car parking.

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 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.

The Ferry House



Wonderful Lake Windermere



View from Communal Grounds



Lakeshore Seating Area



The Ferry House and Grounds

Accommodation (with approximate dimensions)

Entrance Porch

Communal Hallway

Private Hallway

Dining Kitchen 17' 6" x 14' 8" (5.33m x 4.47m)

Bay Windowed Lounge 28' 3" x 21' 11" (8.61m into Bay x 6.68m max)

Bedroom 1 17' 8" x 12' 4" (5.38m max x 3.76m max)

En Suite for Bedroom 1

Bedroom 2 14' 0" x 11' 1" (4.27m x 3.38m)

Bedroom 3 10' 2" x 9' 7" (3.1m max x 2.92m max)

Boiler Room

Shared Cellar/Storage

Request a Viewing Online or Call 015394 32800

Property Information

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.

Tenure Leasehold.

The property is Leasehold for a term of 999 Years which commenced in 2006. There is an annual service charge of £2,719.58

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.

Double glazing, and structured cabling is fitted to allow a range of home entertainment equipment to be readily installed if so desired.

Broadband Superfast Broadband - Openreach network

Mobile Services 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.

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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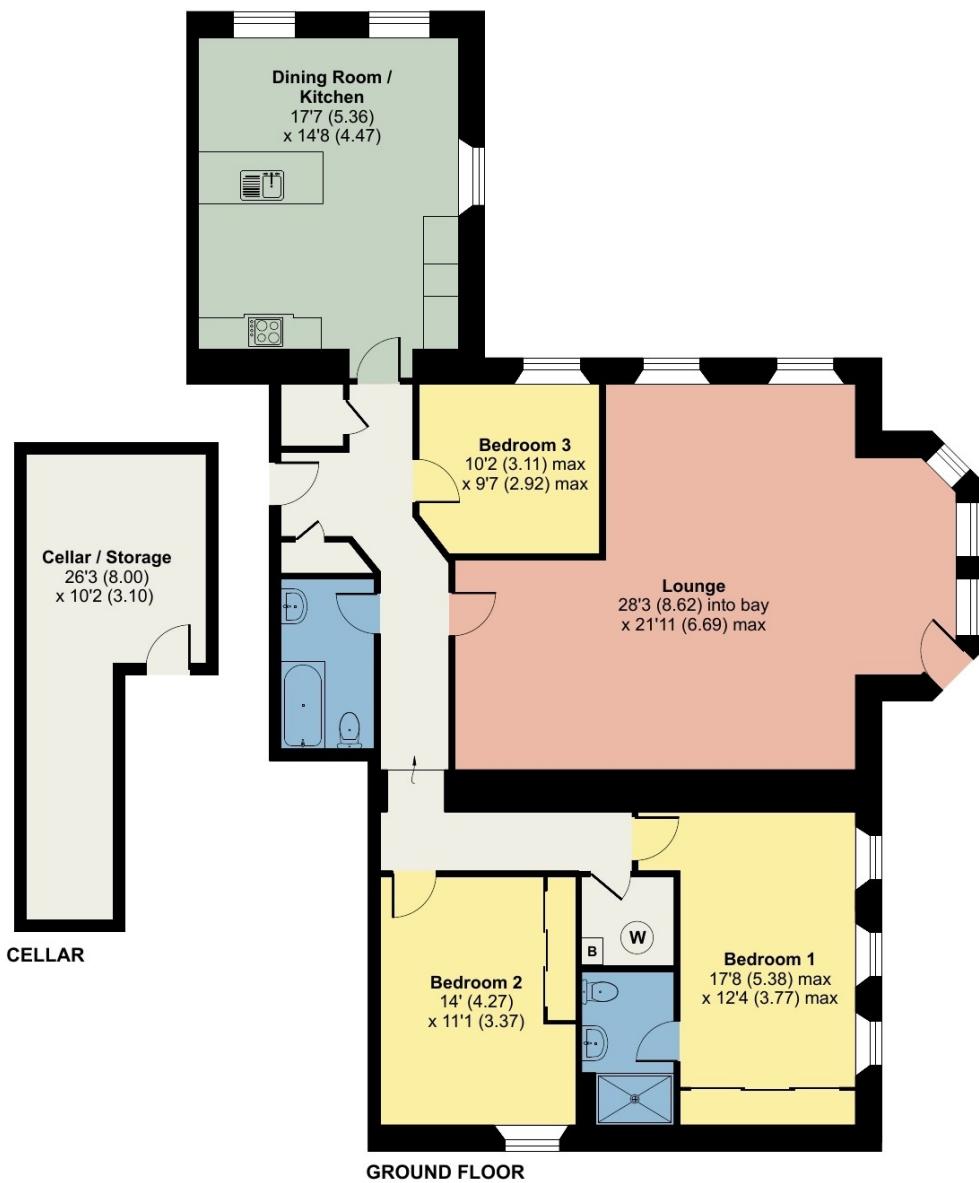
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1 The Ferry House, Far Sawrey, Ambleside, LA22

Approximate Area = 1771 sq ft / 164.5 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). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1318063

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