



# 14 The Ferry House

Far Sawrey, Ambleside LA22 0LZ

Guide Price £425,000



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FAR SAWREY, AMBLESIDE

The Ferry House occupies a stunning position in a slightly 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 a local public house and 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 14 The Ferry House is an excellent two bedroom ground floor apartment with the benefit of its own private entrance. Superbly presented and well proportioned accommodation with lovely high ceilings and breathtaking Lake views. The property has an appealing combination of traditional exterior of Lakeland stone and slate roof together with luxurious contemporary internal finishes all to a high specification. There is a spacious open plan lounge, diner and kitchen with attractive breakfast bar and two double bedrooms with the master bedroom having walk in wardrobe. Number 14 also has the added advantage of private outside area including patio together with use of communal grounds. There is independent parking for two vehicles together with visitor parking. Independent store and use of the communal cellar area.

Restrictive covenants including no Holiday Lets.





### 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.

### Accommodation

Private entrance with front door leading into wide vestibule with attractive fitted alcove cupboards and shelving. Alarm and storage cupboard.

### Kitchen

Excellent quality fitted modern kitchen comprising a variety of wall and base units together with display cabinets. Substantial breakfast bar. One and half bowl stainless steel sink unit with mixer tap. Four ring induction hob and extractor. Integrated appliances include fridge, freezer, dishwasher, microwave and washer dryer. Part tiled walls and Amtico floor.



### Sitting room/Dining room

Extensive dual aspect room with high ceilings and fantastic views of Lake Windermere and the surrounding area. TV and telephone points. There is wiring for surround sound system. Electric log effect fire with chimney. Fitted bookcase.



### Bedroom One

Spacious double room with lake views and TV point. Walk in wardrobe.

### Rear Hall

Fitted shelved cupboard. Separate cupboard housing new Vaillant boiler.

### Bedroom Two

Double room with fitted wardrobe. TV point.



### Bathroom

Luxurious Duravit Starck three piece white suite comprising panelled bath with shower over, hand wash basin and cantilever WC. Full floor and wall tiling. Extractor and heated towel rail.



### Outside

The property benefits from independent private parking for two vehicles together with delightful private patio with excellent fell and lake views. Independent store (33'11" x 4'2") as well the use of the communal cellar area. There are landscaped communal gardens with lake access. Canoe stack at lake shore. Visitor parking.

### Store room

Large locked independent store room with lighting and electrical sockets.

### Services

Mains electric. Private water and drainage. LPG heating. New Vaillant combi boiler installed 2021. Exterior lighting.

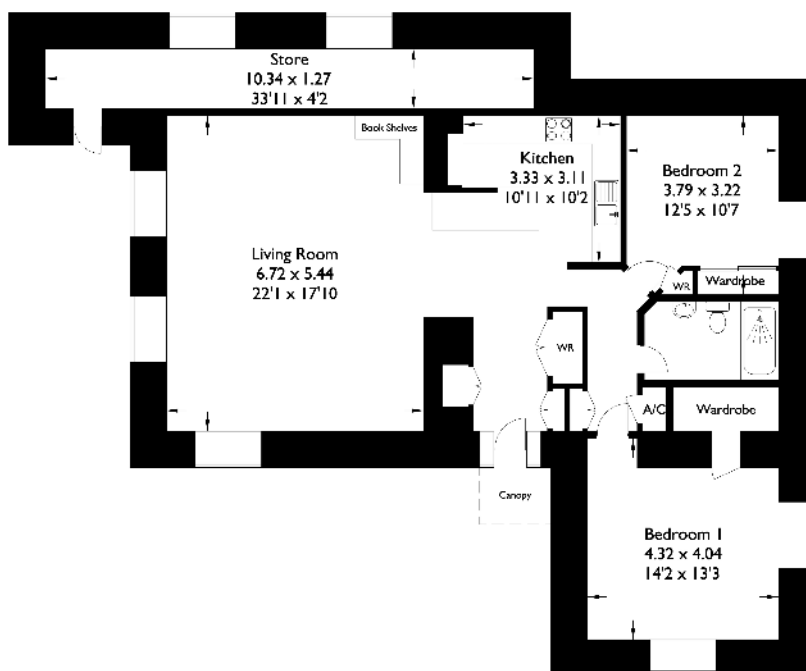
### Tenure

Leasehold for an original term of 999 years from 2006. There is a monthly service charge of £106 p.c.m. which includes building insurance and maintenance of the property, grounds, water and drainage.

### Council Tax Band

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Total : 118.62 sq m / 1276.81 sq ft



MATTHEWS  
BENJAMIN



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.

