



Pearsall House, The Ferry Landing, Far Sawrey, Ambleside, LA22 0LP

£1,250,000 Freehold

Pearsall House Development

Description

Services:

- Biomass Heating System (shared with Ferry House)
- Septic Tank (Shared with Ferry House)
- Borehole (Shared with Ferry House)
- Main's Electricity

Pearsall House:

- It is being sold as seen and NOT subject to planning
- The building is Freehold
- Originally built in 1973
- Planning status: No Application

*£1,250,000 + VAT *

In Far Sawrey, on the quieter side of Lake Windermere, this dream can become your reality.

The Pearsall House, set beside the stunning Ferry House, at Ferry Landing, Far Sawrey represents pure escapism.

Brimming with potential, the Pearsall House is a unique development, built in 1973 for the Freshwater Biological Association, its combination of Lakeland slate and contemporary glass architecture strikes a distinctive difference to the more traditional neighbouring Victorian manor houses such as The Ferry House.



Dream lakeside location

Nestled on the shores of Lake Windermere, catch the Windermere car ferry across from Bowness to Far Sawrey, or dock your own boat directly along the stretch of private shoreline, just shy of 100 metres, belonging to the Pearsall House. A shallow, shelving beach, there is also a neighbouring 12 metre jetty and mooring potentially available to rent subject to a licence agreement.

Versatile living on your level

Set over several levels, currently utilised as office and conference areas, the potential to redesign and redevelop the interior of the Pearsall House to your own configuration is captivating.

Currently, a collection of spacious offices and laboratory space extend over the ground floor and first floor, including a galleried landing. A lower ground level and roof terrace are prime settings for home gymnasiums, hot tubs and luxurious master suite accommodation with private terrace overlooking the waterside scenery.

With high speed broadband connection, water supplied by private borehole and a biomass boiler heating system, all the essentials are already in place to elevate the Pearsall House to the next level.

Lucrative potential

With parking for 17 cars outside consider the potential for development as a hotel or luxury apartments. With unrivalled lake views and access, this dream destination offers thrilling levels of scope to realise your unique vision of lakeside living.

On your doorstep

Peaceful, tranquil and private, seclusion comes as standard in Far Sawrey, on the quieter side of Lake Windermere.

However, hop onto a ferry to explore the bustling delights of Bowness – brimming with shops, restaurants, bars, cafes, theatres, a cinema and more.

Continue by water to Ambleside before plotting your walk back. Or, take the ferry across to the spectacular Wray Castle and walk back for another adventurous exploration of the countryside.

Only a cycle away from Ferry Landing is Hawkshead, home to a number of shops, pubs and the famous Drunken Duck. Steeped in history, call in at one of the many artisan shops or supermarkets to stock up on local produce.

Pay a visit to Wray Castle, a gothic revival castle on the shores of Lake Windermere, replete with turrets, towers and grounds brimming with daffodils in the springtime.

Claife Viewing Station is an easy 15 minutes' stroll away from Ferry Landing, or, only a drive away, summit nearby High Dam and Latterbarrow within 30 minutes. Sample the ales and fare on offer at The Cuckoo Brow, just a short walk away.

For true aficionados of the Lake District, Pearsall House Development, represents a rare opportunity to capture your own slice of shoreline living along Lake Windermere; for business, or for pleasure.

** For more photos and information, download the brochure on desktop. For your own hard copy brochure, or to book a viewing please call the team **

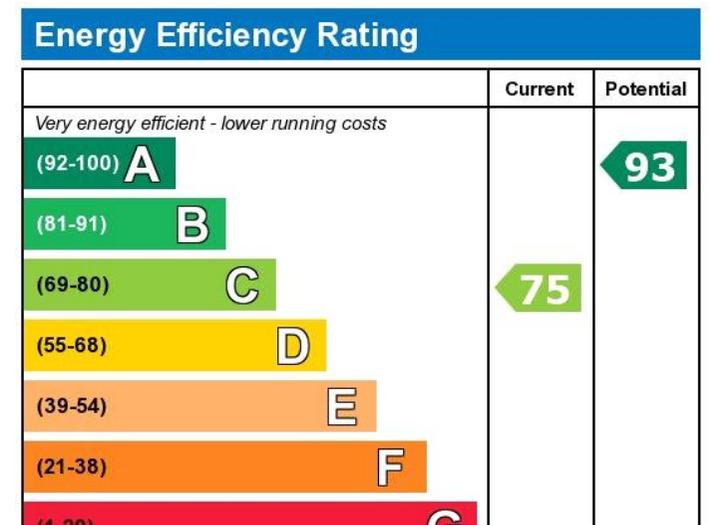
Tenure

Pearsall House



Approximate Gross Internal Area
 Basement = 292.4 sq m / 3147 sq ft
 Ground Floor = 308.9 sq m / 3326 sq ft
 First Floor = 289.4 sq m / 3115 sq ft
 Total = 890.7 sq m / 9588 sq ft

Illustration for identification purposes only, measurements are approximate,
 not to scale. FloorplansUsketch.com © 2021 (ID769280)



Viewing by appointment only
 AshdownJones - Head Office
 Low Cleabarrow, Windermere, Cumbria LA23 3ND
 Tel: 015394 88811 Email: team@ashdownjones.co.uk Website:
<https://www.ashdownjones.co.uk>