

**kate & tom's**

*Extraordinary holidays, celebrations & adventures*

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## Enjoying your stay at Birkmere Barn & Cottages

*Everything you need to get the most out of your stay*

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# Arrival

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## Where We Are

Property Name: Cazenovia Hall  
Address: Blencowe Hall  
Blencowe,  
Near Greystoke,  
County: Cumbria  
Postcode: CA11 0DF  
Phone number at the house: 01768 480 692

## Check in and check out

Check in time: 4pm  
Contact name for check in: Jilly Musgrave  
Contact number for check in: 01768 898 573 / 07732 167 444  
Check out time for 2 night weekend booking: 4pm Sunday  
Check out time for 3 night weekend booking: 10am Monday  
Check out time for 7 night week bookings: 10am Friday  
The best postcode to use with Satnav is: CA11 0DF  
Nearest Train station and distance: Penrith, a 13 minute drive

# Getting to Us

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The best postcode to use with satnav is:

CA11 0DF

Nearest train station and distance:

Penrith, a 13 minute drive

The nearest airport is:

Carlisle

## **Directions:**

From the M6

Keep right to stay on M6

At junction 41, take the B5305 exit to Wigton

Take B5305 to your destination

At the roundabout, take the 1st exit onto B5305

Turn left

Turn right

# Cooking & dining - chef services

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You'll find our top recommendations below. If you do discover any other gems please do let us know and we will share them with other guests visiting the property.

## **Drop-off meal service**

### **Just Jilly**

07732 167 444 / 01768 898 573

[jilly@therowleyestates.com](mailto:jilly@therowleyestates.com)

Jilly offers personal service, great fresh ingredients and traditional Cumberland menus customised for you and your friends.

Jilly is the manager for the Rowley Estates and has an intimate knowledge of all of our properties and the legacy of stories behind them. "Just Jilly" is Jilly's own business and she and her team will either come and drop off a fabulous meal for you or will come to your property with your meal, prepare the dining room, provide a full waitress service

## **Local produce that the area is renowned for**

Cumbria is a region blessed by a rich heritage and outstanding natural beauty and is home to a vibrant business community who've built a reputation for quality and excellence. Known for its meat products by and large, such as Cumberland sausage, which comes coiled like a rope instead of links and sometimes sold by length, or Cumberland Ham. A number of dairy farms produce their own cheese. An old custom saw Cumberland rum butter served with oatcakes to celebrate the birth of a baby.

# Cooking & dining - great places to eat & drink

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## **Nearest pub**

**Old Boot and Shoe Pub, Greystoke**

01768 483 343

Open all day (B&B) Pub bar from 11:00 am – till late

Lunch 12:00 – 3:00, Dinner 6:00 – 9:00 (reservations recommended),

## **Pubs**

**Horse and Farrier Inn, Threlkeld Near Keswick CA12 4SQ**

01768 779 688

Worth the drive, the owner's favourite pub in the local area. Jilly's recommendation.

**Sportsman Inn, Troutbeck, Lake District CA11 0SG**

01768 483 231

Near Whitbarrow, good walking nearby, great Trip Advisor reviews.

**Horse and Farrier Inn, Dacre, Lake District CA11 0HL,**

01768 486 541

Great atmosphere, cosy, surrounded by walks. 10:00 am – 11 pm

**Askham Hall Gardens, Café and Restaurant, Askham, Penrith, CA10 2PF**

Awarded 'Superior Quality' by Cumbria Tourism April 2014.

Restaurant open for dinner to non-residents 7pm - 9:30pm, reservations required.

01931 712 350

Café and gardens, open Sun-Fri 10am – 5pm. Not open on Saturdays.

01931 712 348

Excellent Pizzas from wood-fired oven served at lunch Wed – Fri and Sun only.

Both the restaurant and café use locally sourced ingredients from the gardens, surrounding farms and woodlands estates.

# Cooking & dining - great places to eat & drink

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**Cross Keys Inn, Carleton Village, Penrith CA11 8TP**  
01768 865 588

English country pub with quality food, beers and wine and excellent service.

Opening times Mon – Fri 12:00 – 3:00pm, 5:00pm – 12:00am  
(Food 12:00 – 2:30pm and 5:30 – 9:00pm)  
Sat & Sun 12:00pm – 01:00am (Food 12:00 – 2:30pm and 5:30 – 9:00pm)

**George and Dragon, Clifton CA10 2ER**  
01768 865 381

Reservations recommended for dinner. All produce sourced on the Lowther Estate. Winner Taste of Cumbria 2011, Alastair Sawday Local Produce Award.

**The Lounge Hotel and Bar, Mitre House, King Street, Penrith, CA11 7AJ**  
01768 866 395

Hours: Monday – Saturday 9:00 am till late, Sunday from 11:30 am

**Moo Bar, (an Independent cask ale and world beer bar) 52, King Street, Penrith, CA11 7AY**  
01768 606 637.

Hours 12:00pm – 12:30am.

## **Restaurants**

**Four & Twenty**  
42 King Street, Penrith, Cumbria, CA11 7AY (5.5 miles/13 minute drive)  
Tel: 01768 210 231, web: [www.fourandtwentypenrith.co.uk](http://www.fourandtwentypenrith.co.uk)

This wonderful, newly-opened restaurant is already the talk of the town, and is a firm favourite for locals and visitors alike. Four & Twenty like to keep their menus fresh, and so regularly change them to accommodate new tastes and changing seasons. All the food is prepared and cooked on the day, and tastes exquisite. Accompanied with an excellent selection of wine or beers, you'd be hard done by to fault this place. Be sure to book a table in advance.

**Grants of Castlegate Wine Bar and Restaurant**  
54 Castlegate, Penrith, Cumbria, CA11 7HY (5 miles/12 minute drive)  
Tel: 01768 895444

An intimate and welcoming bistro with friendly and attentive service. Choose from a lovely selection of wines and beers at the bar, and then move on through to the restaurant where a delicious menu awaits.

# Cooking & dining - great places to eat & drink

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## **The Restaurant and Bar**

Ullswater Road, Penrith, Cumbria, CA11 8QT (5.5 miles/13 minute drive)

Tel: 01768 868 111, web: [www.restaurant-and-bar.co.uk/penrith](http://www.restaurant-and-bar.co.uk/penrith)

A family-friendly restaurant, bedecked with timber beams and roaring fireplaces, The Restaurant and Bar serves up mouth-watering local cuisine, from the Penrith sausage to the more exotic dried Cumbrian ham. All the fruit and vegetables are from the local green grocers, as are the meats and dairy products. The Restaurant also offers a wide range of children's meals that will keep even the fussiest of eaters happy.

## **The Bridge Café Bistro**

Kirkby Thore, Penrith, CA10 1UZ (14 miles/23 minute drive)

Tel: 01768 362766

Another laid-back, family-friendly bistro, serving elegant and interesting food like Vietnamese chicken sandwiches, wild Alaskan black cod, and the house favourite, the Bridge Burger served with celeriac coleslaw.

## **Sharrow Bay**

Lake Ullswater, Penrith, Cumbria CA10 2LZ (10 miles/24 minute drive)

Tel: 01768 486301, web: [www.sharrowbay.co.uk](http://www.sharrowbay.co.uk)

If you fancy a splurge, then Sharrow Bay is worth a visit - like Holbeck Ghyll, it is widely regarded as one of the best restaurants in the Lake District. The Michelin-star Sharrow Bay is an opulent affair that offers stunning views of Ullswater and the surrounding mountains. Head chefs Colin Akrigg and Mark Teasdale develop their lunch time and evening menus with the freshest of local ingredients, and welcome those who just want a morning coffee, or those wishing to try a wine from their 700-strong list.

## **Best Takeaways**

**Thai Food Café, 22/23 Devonshire Arcade, Penrith CA11 7SX.**

01768 840 043

Hours Monday – Saturday 11:00am – 21:00pm.

Café and Takeaway with good reviews.

**Indiagate, 11a Burrowgate, Penrith CA11 7TE**

01768 210 020

Excellent eat in and take away curry. Try the spinach curry and katta masala.

**Angel Lane Chippie (winner fryer of the year in 2009/2010), 17 Angel Lane, Penrith CA11 7BP**

01768 866 762

**Royal Lake (Chinese takeaway), 5 Sandgate, Penrith CA11 7TP**

01768 891 725



# Cooking & Dining - Shopping for Food

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## **Best local supermarket**

**Booths, Westgate House, Brunswick Road, Penrith CA11 7JU**  
01768 890 666

Stocks a lot of locally sourced produce and have a fantastic deli and fresh range department.

**Sainsburys, Common Garden Square CA11 7FG**  
01768 245 800

**Morrisons, Brunswick Road, Penrith CA11 7JU**  
01768 867 631

## **Butchers**

**Cranstons, Ullwater Road Penrith CA11 7EH**  
01768 868 680

Renowned for its local butchery and won the 2011 National Butcher's Shop of the Year. It also has an excellent deli department and good local sourcing.

## **Major supermarket online orders**

**Sainsbury's**  
[www.sainsburys.co.uk](http://www.sainsburys.co.uk)

**Tesco**  
[www.tesco.com](http://www.tesco.com)

# Things to do - activities and pampering

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Our top recommendations for activities and pampering are below.

## **Quad biking**

**Rookin House Farm, Troutbeck, CA11 0SS**

01768 483 561

Rookin House offers quad biking for a variety of age groups with mini quads for 6 – 11 year olds, midi quads for 12 – 15 year olds and adult quadbiking for 16+. We must recommend this quadbiking as amongst the funnest activities to do in the Lake District when it rains.

[www.rookinhouse.co.uk](http://www.rookinhouse.co.uk)

## **Clay pigeon shooting**

07917 799 338

We can offer clay pigeon shooting including coaching for novices to experienced shots within the grounds of Melmerby Hall and Blencow Hall. Sessions normally last about three hours though there is flexibility around this, of course, depending the number of participants & the weather.

[christine@therowleystates.com](mailto:christine@therowleystates.com) / [richardmgdunn@hotmail.co.uk](mailto:richardmgdunn@hotmail.co.uk)

## **Horse riding**

**Sockbridge Pony Trekking Centre**

017683 863 468

The Pony Trekking at Sockbridge is into its third generation of family ownership and its longevity speaks to their repeat and referral business. The team easily accommodates a wide variety of ages & abilities from young kids led on shetland ponies, to adult complete novices to taking talented riders off for a gallop up the fells. Advance notice is important during the busy times & the focus for the center is during the spring and summer months.

Other popular local trekking providers are:

**Rookin House Farm, Troutbeck, Ullswater, Penrith, Cumbria, Lake District, CA11 0SS**

017684 83561

[enquiries@rookinhouse.co.uk](mailto:enquiries@rookinhouse.co.uk)

**Parkfoot Pony Trekking by Ullswater Howtown Road Pooley Bridge Penrith Cumbria CA10 2NA**

017684 866 96

Situated on the edge of Ullswater, providing fully supervised treks for all, no matter what your experience.

# Things to do - activities and pampering

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## **Adventure Sports**

**BOF Paintball, Maughanby Farm, Little Salkeld, Penrith, Cumbria, CA10 1NP**

07851 976 641 / 07766 561 138

With our eight unique scenarios (and expanding) our games range from trench warfare, close quarter combat to attacking and defending varied strategic positions.

BOF offer the latest in paintball equipment with TIPPMAN 98 Semi- Automatic markers, high quality paintballs, body protection, full face masks and gloves. Our trained Marshalls will ensure your BOF experience is a day to remember.

[info@bofpaintball.co.uk](mailto:info@bofpaintball.co.uk)

[www.bofpaintball.co.uk](http://www.bofpaintball.co.uk)

## **Cycling**

The cycling routes around Birkemere are excellent. For a great session of safe and super exciting off road cycling, we recommend renting bicycles from Cyclewise at Whinlatter Forest or organising a cycle tour with CycleActive.

**CycleActive Brougham Hall Brougham Penrith Cumbria CA10 2DE UK**

01768 840 400

[www.cycleactive.co.uk](http://www.cycleactive.co.uk)

Alternatively, if you would like excellent and well maintained cycles to be dropped off at your cottage for use during your stay, please contact Jason Taylor at Inspiring Cycling.

07887 764 987

[www.inspiringcycling.co.uk](http://www.inspiringcycling.co.uk)

## **Golf**

**Keswick Golf Club, Threlkeld, CA12 4SX**

01768 779 324

An 18 hole course in the Lake District, great views throughout. Not a long course at just over 6200 yards, weekend and weekly rates available in a variety of individual and group packages including 2:1 vouchers.

[www.keswickgolfclub.com](http://www.keswickgolfclub.com)

**Penrith Golf Club, Salkeld Road, Penrith CA11 8SG**

01768 891 919

This club dates back to 1890 and has lovely views over the Eden Valley. It is a par 69 course with a recently refurbished Clubhouse. Visitors welcome with green fees ranging from £33 - 38 per round or £41 – 46 for a day ticket.

# Things to do - activities and pampering

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**Penrith Golf Centre and Driving Range, Redhills CA11 0DR**  
01768 892 167

300 yard floodlit driving range and a 9 hole par 30 golf course. Club and ball hire available, no booking required with green fees from £8.50 for adults (9 holes) and £ 7.50 for juniors. Driving range £3.80 per basket of 60 balls for adults or £3.30 for juniors with discounts for multiple baskets.

## **Fishing**

**Penrith Angling Association, CA10 1RJ, 4.1 miles (11 minute drive)**  
01768 882 94

Penrith Angling Association has some of the best wild brown trout and grayling fishing in the country, set in the unspoilt and idyllic scenery of the Eden Valley. The whole river system is a Candidate European Special Area of Conservation, and a Site of Special Scientific Interest (SSSI).

[www.penrithanglers.co.uk](http://www.penrithanglers.co.uk)

**Glyn Freeman Fly Fishing Tuition**  
01697 351 752 / 07808 563 788

There are many fishing beats along the Eden and other local rivers which are not open to the public. Glyn Freeman at Cumbria Fly Fishing is a full time, highly qualified fly casting instructor and guide as well as being a keeper on one of the lower stretches of Eden and the appointed fly casting instructor and guide for John Norris of Penrith.

[www.cumbriaflyfishing.co.uk](http://www.cumbriaflyfishing.co.uk)

## **Canoeing**

**Glenridding Sailing Centre, CA11 0PE**  
01768 482 541

'The main venue for sailing on Ullswater is the Glenridding Sailing Centre. Charlie used to teach sailing here in the summers and we have had some great days out on the lake at Ullswater.'

The club also offers canoe and kayak hire

[www.glenriddingsailingcentre.co.uk](http://www.glenriddingsailingcentre.co.uk)

## **Pampering**

For pampering in the comfort of your property, there is a range of treatments available from a local therapist including massage, pedicure, manicure, etc. Please book well in advance.

Please enquire via My Personal Sanctuary ([www.mypersonalsanctuary.co.uk](http://www.mypersonalsanctuary.co.uk)) via telephone number 01625 540 557 or email [enquiries@mypersonalsanctuary.co.uk](mailto:enquiries@mypersonalsanctuary.co.uk).

# Top things to do with children

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Our top recommendations for outings with children are below.

## **Craft Monkeys Pottery and Crafts Studio, CA11 7PX, 7.5 miles**

01768 398 975

A fab way to entertain the family, with plenty to do such as pottery, decopatch, painting, mosaic making, or prints in clay.

## **Eden Rock Climbing Centre, 20.5 miles**

01228 522 127

One of the largest indoor bouldering walls in England. Something for everyone, even if you've never tried rock climbing or bouldering before

## **Go Ape! 19 miles (30 minute drive)**

Adventure in the treetops with the Go Ape! obstacle course. With ladders, walkways, bridges, tunnels, rope and zip wires, all with the safety of harnesses, pulleys and carabiners. In Whinlatter Forest near Keswick, about a 40 min drive. Really fun new Go Ape high ropes course running through the high larch pine trees where you can (safely) launch yourself from the tree branches into cargo nets and climb across the ropes course.

## **Glenridding Activity Centre, CA11 0PE, 12.5 miles**

01768 482 541

Set on the shores of Ullswater. Learn to sail, canoe or kayak, have sail races or go on a sailing picnic; there is something to do for those of all ages and levels of ability.

## **Lakeland Bird of Prey Centre, 10 miles**

A large collection of birds of prey consisting of hawks, eagles, vultures, owls, falcons and buzzards, with flying demonstrations daily. Visitors get the opportunity to fly a bird at the display and onsite tearoom and local crafts make this an easily enjoyable day out for the family.

## **Llama Trekking in the Lake District, Llama Karma Kafe Brougham CA10 2AB**

01768 889 389 (treks) or 01768 866 776

Half day treks including picnic lunches or café meal. Reservations required.

## **The Rheged Centre, Redhills CA11 0DQ**

01768 868 000

The large screen films are excellent, it has the 3rd best equipped projection room in the country. It also has a collection of shops featuring local produce & restaurants. Indoor soft play area, pottery painting, outdoor playground. Calling in advance to check times and activities available is recommended.

# Top places to visit and shop nearby

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## **Greystoke Castle, CA11 0TG, 1.7 miles (5 minute drive)**

01768 483 722

With the castle dating back almost a thousand years, the secluded and tranquil building enjoys stunning views of the mountains of the north-east lakes and the northern Pennines.

[www.greystoke.com](http://www.greystoke.com)

## **Aira Force, 7.5 miles (20 minute drive)**

01768 482 067

A tumbling waterfall drops 65ft and can be reached via a stroll through woodland and landscaped glades. One of the most famous in the Lake District and a must see when in the local area – great starting point for longer walks through Glencoyne Park and Gowbarrow Fell, the walk, which inspired William Wordsworth's poem Daffodils.

[www.nationaltrust.org.uk/aira-force-and-ullswater](http://www.nationaltrust.org.uk/aira-force-and-ullswater)

## **Gowbarrow Fell, 8.6 miles (21 minute drive)**

Gowbarrow Fell is one of the less obvious Lake District Fells lying above the north western shores of Ullswater. Despite its lack of stature it is a popular place to walk with Aira Force, a spectacular waterfall, after heavy rain.

[www.walklakes.co.uk/walk\\_39.html](http://www.walklakes.co.uk/walk_39.html)

## **Lacy's Caves, 12.8 miles (27 minute drive)**

Consisting of five man made chambers carved out of the sandstone cliffs directly above the River Eden at Glassonby, just north of the village of Little Salkeld.

[www.english-lakes.com/lacys\\_caves.html](http://www.english-lakes.com/lacys_caves.html)

## **Long Meg and her daughters, 13.8 miles (28 minute drive)**

The stone circle has a diameter of about 350ft, the second biggest in the country. Local legend claims that Long Meg was a witch who with her daughters, was turned to stone for profaning the Sabbath, as they danced wildly on the moor. The circle is supposedly endowed with magic, so that it is impossible to count the same number of stones twice, but if you do then the magic is broken.

[www.visitcumbria.com/evnp/long-meg-and-her-daughters](http://www.visitcumbria.com/evnp/long-meg-and-her-daughters)

# Top places to visit and shop nearby

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## **Bassenthwaite Lake, 21.4 miles (30 minute drive)**

Owned by the National Park Authority, the most northerly of the Lakes, and has no major settlements on its shores.

[www.visitcumbria.com/kes/bassenthwaite-lake/](http://www.visitcumbria.com/kes/bassenthwaite-lake/)

## **Dalemain, 6.2 miles (13 minute drive)**

Home to 'The World's Original Marmalade Awards & Festival', held at the Dalemain House, an impressive Georgian Manor, every year in March.

[www.dalemain.com/index.php](http://www.dalemain.com/index.php)

## **Hutton-in-the-Forest, 3.1 miles (8 minute drive)**

01768 484 449

An ancient and historic Cumbrian house. As well as a rich variety of architecture, furnishings and a beautiful garden, there are varied outdoor events during the summer, including the Plant and Food Fair, open air Shakespeare, Potfest in the Park and Horse Trials.

[www.hutton-in-the-forest.co.uk/](http://www.hutton-in-the-forest.co.uk/)

## **Helvellyn, 17.8 miles (30 minute drive)**

As the highest point of the Eastern Fells, this mountain in the Lake District stands at 950m above sea level, making it the third highest peak in both the Lake District and England. The traditional border of Cumberland and Westmorland lies along the Helvellyn Ridge.

[www.helvellyn.com/](http://www.helvellyn.com/)

## **Hadrian's Wall, 36.4 miles (47 minute drive)**

Marching 73 miles from sea to sea across some of the wildest and most dramatic countryside in England, well worth a day out for the history and amazing archaeology. A good museum, tea room and fun for running around – Vindolanda & Roman Army Museum.

[www.visithadrianswall.co.uk/](http://www.visithadrianswall.co.uk/)

# Useful information

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## Hall & Cottages

### The property consists of:

- Birkmere Barn
- Johnby Cottage
- Fell Cottage

### Bedrooms and Bathrooms

- Birkmere Barn – Sleeps up to eight
- Four bedrooms, three of which have an ensuite bathroom or shower room
- One super kingsize bed, two kingsize, one of which is zip and link and can be set up as twins, and two twin beds
- Johnby Cottage – Sleeps up to six
- Three bedrooms, all with either an ensuite bathroom or shower room
- Two super kingsize beds, one kingsize
- Super kingsize beds are zip and link and can also be set up as twin beds
- Fell Cottage – Sleeps up to six
- Three bedrooms, all with ensuite bathrooms
- One super kingize bed and two kingsize
- Super kingsize bed is zip and link and can also be set up as twin beds

### Cooking and Dining

- Fantastic chef available for a special meal or throughout the weekend
- Drop-off meals available
- Four oven Aga, separate gas hob and electric cooker
- Online deliveries

### Children Welcome

- Three cots available
- Three high chairs available

### Where We Are

- The Postcode is CA11 0DF
- The nearest village is Greystoke, just over a mile away
- The nearest train station is Penrith, a 13 minute drive
- The nearest airport is Carlisle, a 36 minute drive
- Taxis available
- Plenty of parking available

### Things to Do Inside

- 42 inch TV
- DVD player
- Stereo
- iPod dock
- Wi-Fi



# Useful information

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## Things to Do Outside

- Extensive gardens and great walks nearby

## Activities

- Sail, canoe and kayak at Glenridding Sailing Centre, Ullswater
- Country pursuits available including clay pigeon shooting
- Quad biking
- Horse riding
- Cycle hire for the Coast 2 Coast route
- Pampering and beauty treatments at the house

## Top Things to Do for Children

- Picnic at Ullswater Lake
- Crafty Monkeys pottery and crafts studio
- Pony trekking
- Woodland trail cycling
- Eden climbing centre

## Payment Process

- We take a one third deposit at the time of booking
- The balance is due three months before the date booked

## Cautionary Deposit

- £1,000 refundable deposit

## House Restrictions

- Up to two well behaved dogs welcome
- Hen parties welcome
- Not suitable for stag parties
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## Arrival and Departure

- Week or Weekend bookings begin on Friday or Saturday
- Check in 4pm
- Check out 4pm on a Sunday
- Check out 10am on other days

## What's Included

- Linen
- Towels
- Essentials
- Utilities
- Underfloor heating

# Guest Reviews

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"This is great venue for a friends and family weekend. It's a converted castle offering sumptuous accommodation for a large number of guests with mainly en suite facilities and spacious rooms. The self catering side offers huge kitchen with a massive aga, butler's pantry and multiple fridge freezers. No shortage of just about any utensil you can imagine. We were catered for on the Saturday night by the team and the food was fantastic. Absolutely no hesitation in recommending this brilliant venue 5 minutes off the M6 and gateway to the Lakes. We'll be back!!" - **George**

"Really lived up to expectations. Rented the whole hall for 20 friends for 40th birthday party. It really is huge - it is easy to get lost trying to find your way around the house. Big lounge for partying, great dining room for sit down meals and modern well kitted out kitchen for breakfasting and early evening drinks and snacks." - **Ben**

"A fantastic location to celebrate our Golden Wedding. Spacious and comfortable. We arrived to a warm, welcoming well equipped property with a generous hamper waiting in the kitchen. Excellent catering option which was much appreciated. Made to feel nothing was too much trouble." - **Stella**

"I just wanted to say a big thank you for such a wonderful stay... We had an extremely large group of family and friends to celebrate my in-laws 80th Birthdays. From the accommodations, entertainment, day trips and lovely walks there was so much to explore and do. The house is just spectacular and it didn't feel like there was 32 of us at all, so much room to spread out. The children had a great time exploring the Castle's nooks and crannies (some of the adults did too). Definitely recommend for a large family get away." - **Christina**

Fantastic - all round, everything was superb. I spent my 40th here and can't think of anywhere that could possibly top it. Everyone was blown away by just how amazing this place is. Without doubt, the best place to spend a long weekend celebrating a special occasion with a large group of your friends. Every one of the bedrooms was exceptionally well presented, the kitchen is spectacular and perfect to cater for large numbers, the living areas are spacious and well equipped. The whole weekend had several mini-parties going off in different areas and people mixing from one to the other. Thank you, thank you, thank you! We couldn't have put my 40th in better hands. Recommended to anyone!" - **Nick**