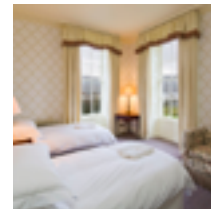
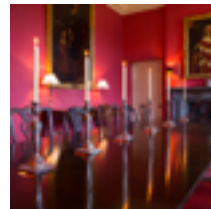
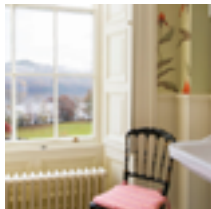


kate & tom's

Extraordinary holidays, celebrations & adventures



Enjoying your stay at Lakeside House

Everything you need to get the most out of your stay

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Arrival

Where We Are

Property Name: Lakeside House
Address: Graythwaite, Ulverston
County: Cumbria
Postcode: LA12 8AZ
Phone number at the house:

Check in and check out

Check in time: 4pm
Contact name for check in: Katrina Stacey
Contact number for check in: 015395 31178 or 07880 201008

Check out time for 2 night weekend bookings: 10am
Check out time for 3 night weekend bookings: 10am
Check out time for 7 night week bookings: 10am

Getting to us

The best postcode to use with Satnav is:	LA12 8AZ
Nearest Train stations and distance:	Windermere Station, LA23 1AH (a 26 minute drive).
Taxis are available:	Go Cabs. Tel: 01229 582177. A 2 B Taxis. Tel: 01229 587030. Priory Taxis. Tel: 01229 587606. Pete's Taxis. Tel: 017687 75585.
The nearest airport is:	Leeds Bradford International Airport, LS19 7TU. (a 1 hour and 54 minute drive)

Directions to Lakeside House

Arriving by Car

- Take the M6 to junction 36; then join the A591 to Kendal, Barrow and the Lakes.
- After about 4 miles you'll see a sign for Barrow A590; leave at this slip road and stay on the A590 following signs to Barrow.
- After about 10 miles you'll enter Newby Bridge. Go straight across at the roundabout and after 400 metres turn right, up the west side of Lake Windermere, signposted Hawkshead.
- You'll drive over a small bridge and past the Swan Hotel and Spa.
- Continue on this road for 7–10 minutes. You'll pass a YMCA on your right.
- Continue for a couple of minutes and you'll see a small white road sign on your right for GRAYTHWAITE.
- You'll then see Low Graythwaite Bed and Breakfast on your left.
- Turn right into a private road directly opposite Low Graythwaite Bed and Breakfast to arrive at Lakeside House (and views of Lake Windermere).

Cooking & dining - chef services

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.

Karen Rhodes Catering. Tel: 015395 35688 or karen@karenrhodes.co.uk.
www.karenrhodes.co.uk

The Lakes Catering Company. Tel: 07966 378667 / 07788 200722.
www.thelakescateringcompany.co.uk

Fairway Catering. Tel: 01539 443123 / 07900 905745 or email: info@fairwaycatering.co.uk.
www.fairwaycatering.co.uk

Cooking & dining - great places to eat & drink

Nearest Pub

The Cuckoo Brow Inn, Far Sawrey, Ambleside, LA22 0LQ. Tel: 015394 43425.

A cosy gastropub ten minutes' drive away from Lakeside House.

www.cuckoobrow.co.uk

Pubs

The Mason's Arms, Strawberry Bank, Cartmel Fell, Grange Over Sands, LA11 6NW. Tel: 015395 68486.

The Good Pub Guide's 2012 Pub of the Year for the North West. Offers real ales, hearty food and unparalleled views of the Winster Valley.

www.masonsarmsstrawberrybank.co.uk

The Angler's Arms, Old Barrow Road, Haverthwaite, LA12 8AJ. Tel: 01539 531216.

A country pub with an extensive restaurant menu and a great selection of real ales. Holds biannual beer festivals featuring live music and up to 30 cask ales.

Restaurants

Atelier, Lancaster House, Lake Road, Ambleside, LA22 0BD. Tel: 015394 31156.

A romantic little restaurant and art gallery known for its fantastic food and ambience.

www.atelier-ambleside.co.uk

Porto Restaurant, 3 Ash Street, Bowness on Windermere, LA23 3EB. Tel: 015394 48242.

Elegant fine dining, whether you choose to eat inside or alfresco on the heated roof terrace.

www.porto-restaurant.co.uk

Best places to eat out with children

Amigos Mexican & Steakhouse, 30 Cavendish Street, Ulverston, LA12 7AD. Tel: 015394 48443.

Rustic and welcoming family restaurant. Visitors particularly recommend the desserts.

www.amigosmexican.com

Hooked, Ellerthwaite Square, Windermere, LA23 1DP. Tel: 01768 775 575.

Wonderfully fresh local seafood, with something different available every day.

www.hookedwindermere.co.uk

Best Takeaways

Indian: **Naaz**, 15-17 Queen Street, Ulverston, LA12 7AF. Tel: 01229 588947.

www.naazrestaurant.co.uk

Chinese: **Rainbow Chinese**, 19 Queen Street, Ulverston, LA12 7AF. Tel: 01229 582375.

Cooking & dining - shopping for food

Nearest Convenience Store

The Co-operative Food, Main Street, Hawkshead, Ambleside, LA22 0NZ. Tel: 01539 436244.

Farm Shop

Low Sizergh Barn, Sizergh, Kendal, LA8 8AE. Tel: 01539 560426.

www.lowsizerghbarn.co.uk

Shopping in Ulverston

Bakers

Thomas's Bakery, 66 Market Street, Ulverston, LA12 7LT. Tel: 01229 585593.

www.thomasbakery.co.uk

Butchers

Irving's Butchers, 45-47 Market Street, Ulverston, LA12 7LS. Tel: 01229 583181.

www.discoverulverston.co.uk/irvings-butchers

Delis

The Deli, 16 King Street, Ulverston, LA12 7DZ. Tel: 01229 583131.

Shopping in Windermere

Butchers

Claytons of Windermere, Crescent Road, Windermere, LA23 1EA. Tel: 015394 43071.

www.claytonsbutchers.co.uk

Bakers

Bryson's of Keswick, Royal Square, Bowness-on-Windermere, LA23 3ED. Tel: 015394 88726.

www.brysonsofkeswick.co.uk

Delis

Butterworth's Delicatessen, 50 Quarry Rigg, Windermere, LA23 3DU. Tel: 015394 43119.

Supermarkets

Booths, Oubas Hill, Canal Street, Ulverston, LA12 7LY. Tel: 01229 588003 or email: ulverston@booths.co.uk.

www.booths.co.uk/store/ulverston

Booths, Victoria Street, Windermere, LA23 1QA. Tel: 015394 46114 or email: windermere@booths.co.uk.

www.booths.co.uk/store/windermere

Home Delivery

Sainsbury's - www.sainsburys.co.uk

Things to do - activities and pampering

We strongly advise that all extras and activities are booked as early as possible after booking to avoid disappointment. Our top recommendations for activities and pampering are below.

Watersports

Low Wood Bay Watersports Centre, Ambleside Rd, Windermere, LA23 1LP.

Tel: 015394 33338 or email: lowwoodbay@englishlakes.co.uk.

Offers waterskiing, wakeboarding, sailing, canoeing, kayaking, powerboating and fishing.

www.englishlakes.co.uk/watersports

4x4 Off Road Driving

Kankku Off Road Driving Adventures, Victoria Street, Windermere, LA23 1AD. Tel: 015394 47414.

www.kankku.co.uk

Paintball

Raw War Paintball, Graythwaite Estate, Windermere, LA12 8BA. Tel: 01900 85645.

www.paintballingcumbria.co.uk

Horse Riding

Grizedale Riding Centre, Bowkerstead Farm, Satterthwaite, LA12 8LL. Tel: 01229 860004 / 07598758783.

www.cumbriahorseridingadventures.co.uk

Golf

Ulverston Golf Club, Bardsea Park, Ulverston, LA12 9QJ. Tel: 01229 582824.

www.ulverstongolf.co.uk

Windermere Golf Club, Cleabarrow, Windermere, LA23 3NB. Tel: 015394 43123.

www.windermeregolfclub.co.uk

Clay Pigeon Shooting

Game Gun Clay and Game Shooting Instruction. Tel: 07917 205177 or email: info@game-gun.co.uk.

www.game-gun.co.uk

Pampering

Peacock Beauty, Kent Street, Kendal. Tel: 01539 737491 / 07969 298133.

www.peacockbeauty.co.uk

Wine Tasting

Wine Unearthed. Tel: 0845 6808367.

www.wineunearthed.co.uk

Murder Mystery Nights

The Murder Mystery Company. Tel: 08450 060606 or email: info@murdermysterycompany.co.uk.

www.murdermysterycompany.co.uk

Cycle Hire

Country Lanes Lake District Cycle Hire Centre, The Railway Station Precinct, Windermere, LA23 1AH.
Tel: 015394 44544 or email: windermere@countrylaneslakedistrict.co.uk.
www.countrylaneslakedistrict.co.uk

Mountain Biking

Grizedale Mountain Bikes & The North Face Trail, Hawkshead, LA22 0QJ. Tel: 01229 860369.
www.grizedalemountainbikes.co.uk

Top things to do with children

Our top recommendations for outings with children are below.

Haverthwaite Steam Railway, Haverthwaite Station, Nr Ulverston, LA12 8AL.

A classic steam railway with plenty of trains to see and activities for children, including a woodland adventure playground. The station restaurant serves huge homemade scones with whipped cream and there's a dedicated picnic area. As the terminus at Lakeside is right next to the Lakes Aquarium and the Haverthwaite Station is close to the Lakeland Motor Museum, the station website offers money-saving combined tickets.

www.lakesiderailway.co.uk

Lakes Aquarium, Lakeside, Newby Bridge, LA12 8AS. Tel: 015395 30153.

For a quieter time out, visit the Lakes Aquarium. Set on the lake shore, it's an award winning attraction and has the UK's largest collection of freshwater fish.

www.lakesaquarium.co.uk

Lakeland Motor Museum, Backbarrow, Ulverston, LA12 8TA. Tel: 015395 30400.

An amazing range of classic cars and bikes, with a free quiz and games for children.

www.lakelandmotormuseum.co.uk

The World of Beatrix Potter, Crag Brow, Bowness-on-Windermere, LA23 3BX. Tel: 0844 5041233.

At the World of Beatrix Potter, you can experience an indoor re-creation of the Lakeland countryside, complete with sights, sounds and even smells. All of Beatrix Potter's tales are brought to life.

www.hop-skip-jump.com

Go Ape! Grizedale, Hawkshead, LA22 0QJ. Tel: 0845 6431732.

The highest Go Ape treetop adventure, with views across the forest canopy from 18 metres up! There's also the option to take a forest Segway trip. Suitable for children from the age of 10.

www.goape.co.uk/days-out/grizedale

Top places to visit & shop nearby

Ulverston

Ulverston is the closest town to Lakeside House, around a 20 minute drive away. It's a great place to go shopping, with a good range of small specialist shops and regular markets held throughout the week. Ulverston also hosts many exciting events and festivals, including a Dickensian festival in November and a community lantern procession in September. The friendly brewery in the centre of town can organise tours and tastings if you book in advance, and there is also the famous Laurel and Hardy Museum to see.

Up-to-date calendars of Ulverston's markets and events can be found at www.ulverstonfestivaltown.co.uk.

Ulverston Brewery, Lightburn Road, Ulverston, LA12 0AU. Tel: 01229 586870 / 07840 192022.
www.ulverstonbrewingcompany.co.uk

The Laurel & Hardy Museum, Brogden Street, Ulverston, LA12 7AH. Tel: 01229 582292.
www.laurel-and-hardy.co.uk

Windermere & Bowness on Windermere

The linked towns of Bowness and Windermere together make up Cumbria's most popular tourist destination, about 25 minutes' drive from Lakeside House. There are plenty of shops, steamer boat trips run regularly from Bowness on Windermere and the 17 acre Holehird Gardens, kept by a dedicated team of volunteers, are a tranquil place to relax. The World of Beatrix Potter offers plenty to do for small children too.

Holehird Gardens, Patterdale Road, Windermere, LA23 1NP. Tel: 015394 46008
www.holehirdgardens.org.uk

Ambleside

Ambleside is a small town, around a 25 minute drive from Lakeside House, known for its fantastic scenery, independent shops and country pubs. It was originally the site of a Roman fort, Fort Galava, the remains of which can still be seen in Borran's field, to the south of the town. Other sights to look out for include the tiny 17th century Bridge House, built over the top of Stock Beck in an effort to avoid paying land tax. There is also Hill Top, a picturesque 17th century farm once owned by Beatrix Potter. Now run by the National Trust, it is kept as a museum of her favourite things, with every room containing a reference to one of her children's stories. Rydal Mount, once the home of William Wordsworth, is a short drive from Ambleside and is popular with visitors for its beautiful gardens and rich literary history.

The Bridge House, Rydal Road, Ambleside.
www.visitcumbria.com/amb/bridge-house

Hill Top, Near Sawrey, Ambleside, LA22 0LF. Tel: 015394 36269 or email: hilltop@nationaltrust.org.uk.
www.nationaltrust.org.uk/hill-top

Rydal Mount & Gardens, Ambleside, Lake District, LA22 9LU. Tel: 015394 33002.
www.rydalmount.co.uk

Useful information

Lakeside House at a Glance

Bedrooms and bathrooms

The Main House

- Sleeps up to 16 in eight individually-styled bedrooms
- Four of the bedrooms are twins and four have king sized beds
- All bedrooms are ensuite
- Downstairs bedroom and WC

The Coachman's Cottage

- Located close to the main house, this cottage sleeps 2 additional guests
- One bedroom with a double bed and ensuite shower room
- Has its own comfortable sitting room and modern kitchen

Cooking and Dining

- Dining table seats 20 and the kitchen table seats 18
- Fantastic chef available for a special meal or throughout the weekend
- Drop-off meals available
- A conventional oven and a steam oven
- Conventional and induction hobs
- A glass washer and two dishwashers
- Two-fridge freezers
- Larder
- Good dining and pubs nearby
- Online deliveries

Things to Do Inside

- Large 50" TV with sensor control
- Surround sound system
- Wi-fi
- DVD player
- Library with a bridge table and lake views
- Swimming pool available on the estate
- Table tennis available in the nearby games barn

Things to Do Outside

- 5,000 acres of private estate on the shores of Lake Windermere
- 12 acres of gardens
- Private boat house and jetty to launch canoes or small boats
- Segway tours around the grounds
- Trout fishing at the 2.5 acre private lake or the nearby Esthwaite Water fishery

Activities

- Country pursuits available nearby, including clay pigeon shooting and archery
- Canoeing and kayaking
- Powerboating
- Paintballing
- Murder mystery evenings
- Pampering and beauty treatments at the house

Children Welcome

- A range of children's games are provided
- Swimming pool and a games room available on the estate
- High chairs available
- Cots available

Top Things to Do for Children

- Haverthwaite Steam Railway
- Lakes Aquarium
- The World of Beatrix Potter
- Go Ape! Grizedale

Where We Are

- The postcode is LA12 8AZ
- The nearest town is Ulverston, 11 miles from the house
- The nearest station is Windermere, a 26 minute drive away
- The nearest airport is Leeds Bradford International
- Taxis available
- Parking for plenty of cars

About Your Booking

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

- £500 refundable deposit

House restrictions

- One well-behaved dog is normally welcome, but must be kept out of bedrooms and off of furniture. There is a charge for each dog per week or part-week, and dogs must not be left unattended.
- Smoking is not permitted

Arrival and Departure

- Check in 5pm
- Check out 10am

What's included

- Linen, but not towels
- 2G and 5G wireless Internet
- Utilities
- Pantry essentials
- Logs from the estate
- Cleaning
- Concierge service available on request
- Extra housekeeping available on request

Guest reviews

This wonderful home receives fantastic feedback from our guests.

“If you count up the numbers, 40 people passed through and I am certain they all loved it – from Faith aged 7 months to my brother-in-law aged 73. And there was a room for everything, bridge, tele, puzzles, children’s toys etc” - *Phillip*

“I have to tell you the dogs loved it too, and as the laundry room was so warm did not mind staying in it”
- *Olivia*

“We had time to sit and talk like an old-fashioned house party” - *Shelly*

“It is brilliant – how fortunate for us that we were the first, and thank you so much for the extra details”
- *Pheobe*