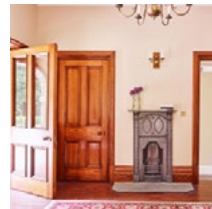
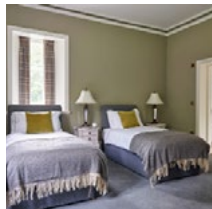


kate & tom's

Extraordinary holidays, celebrations & adventures



Enjoying your stay at Rosetrees

Everything you need to get the most out of your stay

Contents

Arrival3
<i>Where We Are</i>	3
<i>Check in and check out</i>	3
Getting to us4
<i>Directions to Rosetrees</i>	4
Cooking & dining - chef services5
Cooking & dining - great places to eat & drink6
Cooking & dining - shopping for food7
Things to do - activities and pampering8
Top things to do with children	10
Top places to visit & shop nearby	11
Useful information	12

Arrival

Where We Are

Property Name:	Rosetrees
Address:	Lingholm Portinscale, Keswick
County:	Cumbria
Postcode:	CA12 5TZ

Check in and check out

Check in time:	4pm
Check out time:	10am
Contact name for check in:	Jenny Seymour
Contact number for check in:	01768774238

Getting to us

The best postcode to use with Satnav is:

CA12 5TZ

Nearest train stations

Penrith (30 minute drive)

Taxis are available:

DnK Taxis. Tel: 017687 74959 / 07552160538.
Keswick Cabs. Tel: 017687 36996 / 074280 91915.
Davies Taxis. Tel: 017687 72676.
Derwent Taxis. Tel: 017687 75585.

The nearest airport is:

Manchester

Directions to Rosetrees

From A66 follow signs for Portinscale. Drive past Derwentwater Marina and Nichol End Marina on your left. Follow the road and Lingholm is the next left turn.

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.

Catering and Drop-off meal service

Fiona Ford & Frankie Cranfield. Tel: 016973 71062 / 07900 050062 or email: Fiona@longlands.com / frankie@frankiecranfield.co.uk.

Local produce that the area is renowned for

Cumbria is a region blessed with rich local produce. Its outstanding natural beauty combined with its passionate and proud folk has created, in terms of food, produce that is distinctly Cumbrian and always fresh. The county is perhaps most famous for its various meat products, such as the long, spiralling Cumberland sausage, Air Dried Cumbrian Ham, and the Penrith Pepper-pot sausage. However, the region is also home to such delicacies as rum butter; Grasmere gingerbread; the staple food found in all mountaineers' backpacks, the Kendal mint cake; and wine, jams and chutnies made from damsons grown in the area. Find some time to visit Cranstons Butchers in Penrith (information is below) for a good selection of Cumbrian pleasures.

Cooking & dining - great places to eat & drink

Nearest Pub

The Farmers Arms, Portinscale, Keswick, CA12 5RW. Tel: 01768 772322.

Just a five minute walk from the house, this old-fashioned pub specialises in locally-brewed beers and homemade pub favourites.

www.marstonpubs.co.uk/thefarmersarms

Pubs

The Pheasant Inn, Bassenthwaite Lake, Cockermouth, CA13 9YE. Tel: 017687 76234.

A quaint and atmospheric country inn, peacefully situated amidst gardens and woodland and close to Lake Bassenthwaite. Well-known for stocking more than fifty varieties of single-malt whisky.

www.the-pheasant.co.uk

Restaurants

The Pheasant Inn, Crosthwaite Road, Keswick, CA12 5PP. Tel: 01768 772219.

Keswick's premier gastro pub. Top-notch traditional food, sumptuous puddings and a great selection of real ales.

www.pheasantinnkeswick.co.uk

The Cottage in the Woods, Magic Hill, Whinlatter Forest, Braithwaite, Near Keswick, Cumbria, CA12 5TW.

Tel: 01768778409.

Unique food in a magical location. The freshest local farm produce is combined with delicious wild ingredients, all foraged from the surrounding woodland.

www.thecottageinthewood.co.uk

Morells Restaurant, 34 Lake Road, Keswick, Cumbria, CA12 5DQ. Tel: 017687 72666.

Sleek and contemporary restaurant known for its excellent food. Featured in the Michelin guide.

www.morrells.co.uk

Best places to eat out with children

The Chalet Tearooms & Restaurant, Portinscale, Keswick, CA12 5RF. Tel: 07894 814283.

Newly built and highly anticipated, this stylish restaurant has a contemporary rustic feel. The outdoor seating makes it a great place to have a summer lunch close to Rosetrees.

www.thechaletportinscale.co.uk

Casa Bella, 24-26 Station Street, Keswick, Cumbria, CA12 5HF. Tel: 01768 775 575.

This warm and friendly restaurant is a great choice for families. Children love the authentic Italian gelateria.

www.casabellakeswick.co.uk

Best Takeaways

Indian: **Lakeland Spice**, 81 Main Street, Keswick, CA12 5DT. Tel: 017687 80005.

Chinese: **The Silk Road**, Museum Square Shopping Centre, Keswick, CA12 5DZ. Tel: 017687 71364.

www.thesilkroad.co.uk

Cooking & dining - shopping for food

Farm Shop

Cocklakes Farm Shop & Country Deli, Cocklakes House, Troutbeck, near Keswick, CA11 0SG.
Tel: 017684 83885.

Shopping in Keswick

Bakers

Bryson's of Keswick, 42 Main Street, Keswick, CA12 5JD. Tel: 017687 72257 / 017687 75456.
www.brysonsofkeswick.co.uk

Butchers

Thomasons Butchery & Deli, 8-10 Station Street, Keswick, CA12 5HP. Tel: 017687 80169.

Delis

Number Seventeen Deli, 18 Station Street, Keswick, CA12 5HF. Tel: 01768 771171.

The Cheese Delicatessen at Fond Ewe, 9 Packhorse Court, Keswick, CA12 5JB. Tel: 017687 73377.
www.keswickcheesedeli.co.uk

Supermarkets

Booths, Tithebarn Street, Keswick, CA12 5EA. Tel: 017687 73518.
www.booths.co.uk/store/keswick

The Co-op, St James Court, Keswick, CA12 5EF. Tel: 017687 72688.
www.penrithco-op.co.uk

Home Delivery

Tesco - www.tesco.com

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.

Activity Centres

Derwent Water Marina, Portinscale, Keswick, CA12 5RF. Tel: 017687 72912.

This marina can organise sailing, windsurfing, canoeing, kayaking, ghyll scrambling, rock climbing and raft-building sessions. There are also canoes, kayaks, sailing dinghies, windsurfers and rowing boats for hire.

www.derwentwatermarina.co.uk

Rookin House Activity Centre, Troutbeck, Ullswater, Penrith, Cumbria, CA11 0SS. Tel: 017684 83561.

Offers horse riding, quadbiking, Madtrax buggies, go karts, argo cats, 4x4 off-road driving, clay pigeon shooting, air rifle shooting, archery, human bowling, rainbow trout fishing, paintballing and assault courses.

www.rookinhouse.co.uk

Keswick Adventure Centre, Brundholme Road, Keswick, Cumbria, CA12 4NL.

Tel: 017687 75687 / 7984 441201.

Offers rock climbing, abseiling, mountain biking, canoeing, raft building, ghyll scrambling, hill and mountain walking, via ferrata and waterzorbng.

www.keswickadventurecentre.co.uk

Fishing

Watendlath Tarn, Watendlath, Keswick, CA12 5UY. Tel: 01768 777362.

www.lakedistrictfishing.net

Castle Fisheries, The Castle, Cockermouth. Tel: 01900 826320 or email: david.smith@leconfieldstates.co.uk.

Wine Tasting

The Lancashire Wine School. Tel: 01253 301934.

Offers private wine-tasting parties.

www.thelancashirewineschool.com/corporate-private-tastings.php

Golf

Keswick Golf Club, Threlkeld Hall, Lake District National Park, Keswick, CA12 4SX. Tel: 017687 79324.

www.keswickgolfclub.com

Cockermouth Golf Club, Embleton, Cockermouth, Cumbria, CA13 9SG. Tel: 017687 76941.

www.cockermouthgolf.co.uk

Brewery Tours

Jennings Brewery, Castle Brewery, Cockermouth, CA13 9NE. Tel: 08451 297190.

www.jenningsbrewery.co.uk

Things to do

Pampering

Amethyst Health and Beauty. Tel: 01900 824444.

www.amethysthealthandbeauty.co.uk

Sharon Johnson Beauty and Skincare, Tel: 017687 79479 / 07787 753295.

www.threlkeldweb.co.uk/skincare

Bicycle Hire

Keswick Bikes, 133 Main Street, Keswick, CA12 5NJ. Tel: 017687 73355.

www.keswickbikes.co.uk

Mountain Biking

Cyclewise Mountain Bike Hire & The Whinlatter Mountain Bike Trail Centre, Whinlatter Forest Park, Braithwaite, Keswick, CA12 5TW. Tel: 017687 78711.

www.cyclewise.co.uk

Top things to do with children

Our top recommendations for outings with children are below.

Trotters World of Animals, Bassenthwaite, Keswick, CA12 4RD. Tel: 017687 76239.

This fantastic zoo is home to more than 100 different animal species, including zebras, meerkats and lemurs. There's plenty to see and do, with daily keeper-led demonstrations, falconry displays, indoor and outdoor play areas and a relaxing cafe. The optional lemur-feeding experience is highly recommended and well worth pre-booking.

www.trottersworld.co.uk

Go Ape!, Whinlatter Forest Park, Whinlatter Pass, Braithwaite, Keswick, CA12 5TW. Tel: 0845 643 9215.

Whinlatter Forest's Go Ape is the highest in the country, so high that you can see all the way to Scotland! Full of ziplines, water-crossings and rope-swings, the course is a great way to take in the atmosphere of England's only true mountain forest.

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

The Cumberland Pencil Museum, Southey Works, Keswick, CA12 5NG. Tel: 017687 73626.

This quirky museum is fantastic for children who love drawing and colouring. It runs a variety of illustration workshop events for all ages and has a range of surprisingly engaging exhibits, including a feature on the secret gadget pencils designed during World War II. The Sketchers Coffee Shop is a great place to relax after your visit with a hot panini and a delicious piece of cake.

www.pencilmuseum.co.uk

The Puzzling Place, Keswick Museum Square, Keswick, CA12 5DZ. Tel: 017687 75102.

A unique exhibition of fascinating optical illusions and puzzles, perfect for a rainy day in Keswick. The centre has one of the largest collections of holograms in Europe and the 'Anti-Gravity Room' and 'Forced Perspective Room' must be experienced to be believed!

www.puzzlingplace.co.uk

Keswick Climbing Wall and Activity Centre, Goosewell Farm, Keswick, CA12 4RN.

Tel: 017687 72000.

This family-friendly climbing centre has facilities suitable for all ages and abilities, with plenty of experienced instructors on hand to offer lessons to beginners. The centre can also organise outdoor climbing and other activities such as archery, ghyll scrambling and kayaking.

www.keswickclimbingwall.co.uk

Ospreywatch, Whinlatter Forest Park, Whinlatter Pass, Braithwaite, Keswick, CA12 5TW. Tel: 017687 78469.

The Osprey Exhibition at Whinlatter Forest Park offers a close up view of the ospreys that have been nesting by Bassenthwaite Lake for the past nine years. Experienced staff are on hand to answer questions and explain the behaviour of the birds, which can be seen using live nest cameras and a giant indoor screen. The centre is open from 10am until 5pm while the Ospreys are nesting, usually from April until the end of August.

www.ospreywatch.co.uk

Top places to visit & shop nearby

Keswick

With its idyllic location in the Lake District National Park, nestled between Derwentwater and the North Lakeland Fells, Keswick is a beautiful place to visit. It's well known for its stunning scenery and as an excellent place for walking, climbing, and a whole host of other outdoor activities. Keswick has a fantastic shopping centre, a good choice of cafes and restaurants and plenty of independent shops to explore. A market is held every Thursday and Saturday on Main Street, selling local produce, pottery and crafts.

Keswick Launch, Lakeshore, Keswick, CA12 4AB. Tel: 017687 72263.

The best place to go for a scenic Lake District cruise around Derwentwater. The launch stops at seven different landing stages around the lake, so you can hop-on and hop-off to explore the local area or stay on board for the relaxing 50 minute round-trip.

www.keswick-launch.co.uk

Theatre by the Lake, Lakeside, Lake Rd, Keswick, CA12 5DJ. Tel: 017687 74411.

Described by The Independent as "the most beautifully located and friendly theatre in Britain", the picturesque Theatre by the Lake stages its own critically-acclaimed productions all year-round.

www.theatrebythelake.com

Honister Slate Mine and Via Ferrata, Honister Pass, Borrowdale, Keswick, CA12 5XN. Tel: 017687 77230.

England's last remaining working slate mine is a great place for a day out in Keswick, offering mine tours, locally crafted slate products, and Britain's first via ferrata course. You have the choice of Via Ferrata Xtreme, which features vertical climbs and a 'sky walk', and the more sedate Via Ferrata Classic, suitable for most ages and abilities. Whichever you pick, you'll be treated to some of the most stunning views in the Lake District.

www.honister.com

Cockermouth

This inspiring market town is full of pretty Georgian architecture and has a reputation for its culture. The town has an excellent arts centre and four museums to explore, including the house in which William Wordsworth spent his childhood. Cockermouth is well-known for its fantastic selection of small independent shops, many of them specialising in art, pottery, toys and gifts. The nearby Jennings Brewery offers tours and supplies many of the nearby pubs with local ales.

Wordsworth House and Garden, Main Street, Cockermouth, CA13 9RX. Tel: 01900 824805.

This lovely Georgian townhouse, the birthplace and childhood home of William Wordsworth, is now run by the National Trust as a bustling 18th century family household, complete with costumed servants. There are daily talks, poetry readings, children's trails and tastings of recipes that the Wordsworths' servants would have prepared, as well as beautiful gardens and literary-themed activities.

www.nationaltrust.org.uk/wordsworth-house

Useful information

Rosetrees at a glance

Bedrooms and bathrooms

- Sleeps 12
- 6 bedrooms | 6 bathrooms

Bedrooms	Sleeps	Beds	Features
Bedroom 1	2	Double	En-suite
Bedroom 2	2	Double	En-suite
Bedroom 3	2	Double	En-suite
Bedroom 4	2	Double	En-suite
Bedroom 5	2	Super King / Twin*	En-suite
Bedroom 6	2	Super King / Twin*	En-suite

*Beds are zip-and-link

Cooking and dining

- Dining table seats 12 comfortably (extra seats available)
- Rangemaster (fan)
- Induction hob
- BBQ (charcoal; one bag provided on arrival)

Internal features

- Games room with 50"TV (with Freeview) and table football
- DVD player (no DVDs)

External features

- Swings in the grounds
- Large garden
- Large circular seating area with fire pit
- BBQ

Activities

- Follow in the footsteps of Wordsworth, visiting his houses, school and more
- Pay a visit to the perfectly picturesque Theatre by the Lake
- Go to Keswick for fishing, a brewery tour and the Adventure Centre
- Let the kids loose at Go Ape! – nothing short of ziplines, water-crossings and rope-swings,
- Learn all about gadget pencils designed during World War II at The Cumberland Pencil Museum
- Even more in Keswick! Climbing, optical illusions and a World of Animals!

Useful information

Where we are

- The postcode is CA12 5TZ
- The nearest town is Keswick, two miles from the house
- The nearest station is Penrith
- The nearest airport is Manchester
- Taxis available
- Secure parking for ten or more 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

- Dogs welcome at £25 per dog
- Fireworks permitted in designated area
- Hen parties welcome
- Stag parties welcome

Arrival and departure

- Check in 4pm
- Check out 4pm on a Sunday
- Check out 10am on other days

What's included

- Wi-Fi
- Linen
- 1 bath sheet and 1 hand towel per guest
- 2 dishwashers
- Washing-up liquid and 2 dishwasher tablets
- Kitchen essentials
- Washer & dryer
- Cots available at £25 (with fitted sheet and fleece blanket)
- High chairs available
- Scones, jam and butter