

Brunt House is ideal for those who want a luxury self-catering holiday in the lovely Lake District countryside, but still within 5 minutes drive of the historic town of Ambleside. There are also numerous walks right from the front door.

Brunt House sleeps up to 6 people, plus up to two babies/children in a cot or 'z-bed'. There are three bedrooms, two on the first floor and one on the second floor. All bedrooms have an en-suite bathroom with shower and bath. There is a cloakroom/toilet on the ground floor. The House originates from the 1900s and has been carefully converted into a high quality self-catering holiday let. Due to its age and character, the property is of traditional layout with two staircases, and several steps to access the house.

We look forward to welcoming you. If you have any queries or require assistance please email [enquiries@brunthouse.co.uk](mailto:enquiries@brunthouse.co.uk) or telephone Christopher on 020 3700 3495

### Address and Location

- Brunt House, 2 Brunt How, Loughrigg, Ambleside, Cumbria. LA22 9HE
- Directions to the house: Turn left on to the A593 heading towards Coniston. Pass through Clappersgate and after approximately one and a half miles turn right, signposted for High Close, and proceed up the lane bearing first right over the cattle grid. Continue straight ahead following the driveway as it winds up to Brunt House, which is at the very top of the driveway. There is ample parking in the driveway for up to three cars.
- Latitude/longitude: 54°25'32.5"N 3°00'08.4"W (54.425698, -3.002347)
- Grid Reference: NY 35047 03740

## Driveway and Parking

- There is ample private off-road parking for up to 3 cars in front of the house. The area is private and secluded.
- The driveway to Brunt House is steep and narrow, but easily accessible by any family car.
- There is outside lighting at night.

## Entrance to Property

The front door is wider than normal when fully open, however there are three small steps from the driveway in to the house.

## Ground floor, open plan sitting/dining/kitchen areas

They are situated on the ground floor. The area is open plan so there are no doors or steps between these areas. The flooring is wooden boards with under floor heating.

## Sitting room area

This area has 2 sofas, together with a low coffee table. This furniture can be moved. There is a flat screen television with remote control and a DVD player. Lighting is a combination of and LED ceiling light and wall lights. There is a log-burning stove for additional warmth in the winter.

## Dining area

There is a large dining table with 8 chairs. All chairs are moveable and are without arms and there is free space around the table. There are two leather armchairs and a small low coffee table in the bay window. Lighting is via a ceiling pendant and a free-standing lamp. All lights are dimmable LED.

There is a downstairs toilet off the hallway at the back of the house. The door is narrower than usual. The room is well lit with overhead lights. The flooring is wooden board with under floor heating.

## Kitchen area

- There are two electric ovens - the door of the lower oven drops down and the handle is 44cm from the floor.
- The hob is 91cm above the floor.
- The microwave oven is 52cm above the floor.
- The worktop and sink are 91cm above the floor.
- There is a two-door American-style fridge-freezer with ice maker.
- Glasses and crockery are in drawers below the worktop ie below 90cm. The lighting consists of 3 x pendants above the island unit and ceiling spots in the main kitchen area. All lights are dimmable LED.

## Stairs

The main staircase to the first floor is 114cm wide with 21cm shallow steps. The stairs are carpeted. The stairs to the top floor are narrower at only 71cm wide with 16 steps. These are also carpeted.

## Bedroom Areas

- On the first floor there is one bedroom with a King-size double bed and another bedroom with a Super-king bed that can also be converted into two singles.
- The height of all beds from the top of the mattress to the floor is 66cm.
- Lighting is natural daylight and at night there is a combination of wall uplighters, central ceiling lights and table lamps and bedside reading lights controlled separately.
- On the top floor there is an additional bedroom with a Super-king bed that can also be converted into two singles.
- There is also a family room with a large sofa bed and floor cushions.
- All bedrooms have a 32" or 40" flat screen TV and a Bose iPod sound system.

## Bathrooms

All three bedrooms have en-suite bathrooms with a double sink, cast iron roll-top bath and a walk-in shower. Access to the bathroom in the larger bedroom on the first floor is via large sliding doors (143 cm wide), and there is ample space to move around. The door into the bedroom is 86cm wide.

## Garden

A wooden table and six chairs and a BBQ are available on the patio. This looks out over the Langdale valley. The property is not fenced and so children and animals must be supervised at all times. The property is strictly no smoking. Assistance dogs are welcome.

## Other

- There is free Wifi throughout the house.
- The mobile phone reception can be poor for Vodafone users. There is some limited reception for O2 and EE customers.
- There are two fixed-line phones in the house with free calls to UK landlines (please do not call mobiles or international numbers). The Brunt House telephone number is 01539 434961.

## Contact Information

Address: Brunt House, 2 Brunt How, Loughrigg, Ambleside, Cumbria. LA22 9HE

Email: [enquiries@brunthouse.co.uk](mailto:enquiries@brunthouse.co.uk) / Website: [www.brunthouse.co.uk](http://www.brunthouse.co.uk)

Hours of Operation: Open year round