

# BRUNT | HOUSE

## Useful Information

### Arrival & Departure

- Brunt House will be available from 4pm on your day of arrival. Please do not arrive earlier than 4pm as we will still be completing the changeover.
- Please vacate the property no later than 10am on your day of departure. This is to allow us the time to complete the changeover before the next guests arrive.
- We will inform you in advance about key collection and drop-off.
- The property is equipped with a burglar alarm system with remote monitoring. We will explain its operation in advance of your arrival.

### 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 20 metres, 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

### Parking

- There is ample private off-road parking for up to 3 cars in front of the house. The area is private and secluded.

### Accommodation

- Brunt House can accommodate up to 6 guests in 3 en-suite bedrooms. In two of these rooms the beds can be made up as either a Super-King or Twin singles (please specify).

- In addition up to 2 small children or babies that do not require a full size bed can be accommodated in a travel cot or 'z-bed'. Please ask at the time of booking.
- A booking option for a smaller party of 2 or 3 people is also available saving 10% off the normal price.

### **Bed linen, towels and toiletries**

- Luxury bed linen, towels and bathrobes are provided for guests.
- Locally sourced soap and shampoo are also provided in the bathrooms.

### **Children of all ages**

- Children of all ages are very welcome at Brunt House. A travel cot, high chair and stair-gate(s) are available on request. Please bring your own bedding for the travel cot. DVDs, board games and more are available for older kids at Brunt House.

### **Walking, Cycling and Other Activities**

- Brunt House is an ideal 'base' for many activities including fell walking, cycling, kayaking (on the River Brathay) and much more.
- Bicycles and other equipment can be safely stored in the Boot Room, which is secure and dry.

### **Super-fast Wireless Broadband and Telephone**

- Free broadband and Wi-Fi access is provided throughout the property. Brunt House benefits from Super-fast fibre broadband – speeds of 60 mps are 10x faster than normal broadband. The service is generally reliable, but being a rural area, the service cannot be guaranteed.
- Brunt House also benefits from a Cat 6 wired gigabit network, with network points in every room.
- Fixed line telephones are provided on each floor. National and local calls are free. But please do not use for international calls, calls to mobile phones or premium rate numbers.
- Mobile phone reception at the property is limited, and not guaranteed. Please check with your network provider.

### **TV, Satellite and Audio – and FREE NETFLIX**

- Latest technology Samsung HD 'smart' TVs are provided in all reception and bedrooms.
- All TV's receive 200+ channels via Freesat.
- Free Brunt House Netflix service allows access to thousands of movies and TV 'box set' series.

- There are also Blu-ray DVD players with a selection of the latest movies, as well as kids films.
- The 48" lounge TV benefits from the latest cinema sound system with sub-woofer.
- In each bedroom, there is a Bose Soundlink player, ideal for listening to music from your phone or iPod.
- There is a Sonos Play 5 music system in the kitchen – download the Sonos app to connect wirelessly.

### **Heating and Lighting**

- Brunt House has been re-furbished to a good standard of energy efficiency with high levels of insulation, latest technology LED lighting and multi-zone under-floor and radiator central heating.
- Due to its remote location, the property is heated by LPG gas from a bulk storage tank, which is expensive. Whilst there is no extra charge for electricity and gas we would ask that you consider the cost and environmental impact of excessive use of the heating system. The system controls are set to deliver optimum comfort.
- There is a log-burning stove in the lounge. A supply of logs and kindling are provided for guest use, together with matches and a fire lighter. Extra supplies are available locally. Please ensure the stove door is closed at all times, particularly if left unattended. Please take extra care with children and ensure they are supervised at all times.

### **Spring Water**

- Brunt House benefits from it's own private spring on Loughrigg Fell, so you are guaranteed wonderful natural Lakeland spring water on tap. This spring water is passed through a high-tech filtration and UV sterilisation system, which is regularly inspected by South Lakelands District Council.
- The plumbing in Brunt House has been upgraded to the latest pump-pressurised system, ensuring powerful showers and plenty of hot water at all times.
- The water at Brunt House is naturally soft.

### **No Smoking**

- Guests are asked not to smoke inside the house. Smoking is permitted in the grounds, but please pick up all litter.