

# Newman House

Region: Lake District **Sleeps: 14**

## Overview

Set in the ancient centre of Kendal is this characterful former pub turned quirky holiday home with unique finishing touches to make a holiday to remember. With space for 16 guests this is a great space for large groups looking to celebrate a special event or a group holiday with a difference.

Starting from the basement floor, accessed by steps on ground level, you will find an entertainment space with a difference. Enjoy a cosy movie night in the property's home cinema complete with comfy sofa's and large wide-screen TV, serving as a great place to keep the kids occupied. Meanwhile, down the hall is a games room with pool table and a striking cave bar area with stone-walls, creating a wine-cellar atmosphere, the perfect spot to enjoy a bottle of red.

The ground floor has a large open plan living area with plenty of breakout seating areas for friends to catch-up and relax, whilst on chillier nights you will keep cosy with a large gas feature fireplace. The large kitchen dining area has everything you need to keep host lively dinner parties with large oven space, dishwasher and coffee maker. Down the hall there are quirky his and her toilets with character sink, meaning no queues for the toilet!

Through the kitchen door will lead you to the excellent outdoor area where you can keep warm and toasty in the bubbles of the hot tub whilst waiting for a delicious lunch to be served on the chimney style BBQ. Outdoor seating and dining furniture makes this another excellent option for entertaining in warmer months.

Newman House's sleeping accommodation is split over the first and second floors with bed linen, towels and toiletries included all that is left for you to do is relax. On the first floor is a double bedroom with delightful window seat and en-suite WC, two double bedrooms with en-suite shower and WC and a further two double bedrooms with shared access to a family shower room. Following the stairs up to the top floor you will find a great space for the kids to make their own, with a large bedroom holding two comfortable double beds and a further double room, both sharing a delightful bathroom with stand-alone bath and walk in shower.

Set within the lively market town of Kendal, Newman House is perfectly placed to explore the local arts scene and restaurants but also to get out in nature



and enjoy all the spectacular countryside from the neighbouring Lake District to the Area of Outstanding Natural Beauty, Arnside and Silverdale.

## Facilities

Villa/House • Wi-Fi/Internet • Hot Tub • Walk to Village • Walk to Restaurant • Laptop Friendly Workspace • BBQ • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Hairdryer • TV • Indoor Games • Pool/Snooker • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Parking Space • Walking/Hiking Paths • Golf Nearby • Tennis Nearby • Cycling • Outdoor Pursuit & Activities

# Interior & Grounds

## The House

### Basement Floor

- Home cinema with wide-screen TV
- Cave bar
- Games room with pool table
- WC
- Utility room with laundry facilities

### Ground Floor

- Large living room with gas feature fireplace.
- Well-equipped kitchen with sixteen-seater dining table.
- Two WC's
- Cloakroom area

### First Floor

- Double bedroom with four poster bed, en-suite shower and WC
- Double bedroom with en-suite shower and WC
- Double bedroom with en-suite WC
- Double bedroom
- Double bedroom
- Shared shower room with WC

### Second Floor

- Double bedroom
- Large room with two double beds
- Large family bathroom with stand-alone bath and walk in shower

### Exterior Grounds

- Patio area with garden dining furniture
- Hot tub
- BBQ
- Private parking

### Additional Facilities

- Wi-Fi
- Dishwasher
- Fridge Freezer
- Coffee machine
- Hairdryer
- Bath toiletries
- Washing machine and dryer
- Bed linen and towels



- Fireplace guards
- Iron
- Books, toys, board games and reading materials
- Travel cot
- Cot
- Highchair
- Portable fans

## Location & Local Information

There is so much to explore in the beautiful Cumbrian landscape, with bike trails, hikes and endless historic, cultural spots to visit. Just a short distance from Newman House is the National Trust's Sizergh Castle with 1600 acres of estate grounds to roam including ancient woodlands, wetlands and wildflowers. Along with a great on-site café why not take the family to the wild play area and try your hand on climbing walls, balance beams and rope swings or take a tour of the Medieval manor where you will see the spectacular tower bedrooms with historic Inlaid Chamber.

Take a drive to the Yorkshire Dales National Park to take in the breath-taking limestone scenery, sweeping valleys, waterfalls and ancient woodlands. Grab a pair of hiking boots and take one of the many trails to explore the area to its fullest.

A visit to Kendal should not go by without a visit to the Lake District with its most famous spot Windermere, under an hour away. There are activities to keep everyone busy, including sailing, horse-riding, kayaking and hill walking. Choose from taking in the stunning Lake Windermere, by air or water from a breath-taking Gyroplane experience to a relaxing ride on one of the many steamers available at the pier at Bowness-on-Windermere. Or stay on dry land and hire a local bike and enjoy some of the western shore cycling routes of Windermere and Grizedale Forest which are particularly good for family-friendly routes.

For a trip to the beach, Morecambe Bay is well worth a visit, just thirty-five minutes in the car, with a sweeping coastline and views of the spectacular Lakeland Mountains, a perfect spot to sit on the promenade with fish and chips and take in the view. Afternoon tea can be taken at the iconic Midland Hotel for delicious cakes and sandwiches, and it would be rude not to take a photo opportunity at the statue of funny man and local hero, Eric Morecombe, found on the promenade.

The beautiful nearby area of Arnside and Silverdale offers endless opportunities to get out and explore the outdoors. Heralded as an Area of Outstanding Natural Beauty, take a drive to Arnside to access the Information Centre that will lead you to the best walks, cycle routes and spots to enjoy the wealth of wildlife, superb walks and stunning scenery.



## Local Amenities

Nearest Airport

**Leeds Bradford Airport  
(103 km)**

Nearest Train Station	<b>Kendal Station (2.4 km)</b>
Nearest Village	<b>Underbarrow (6.2 km)</b>
Nearest Town/City	<b>Kendal (500 m)</b>
Nearest Restaurant	<b>Bangkok 7 Thai (300 m)</b>
Nearest Bar/Pub	<b>The Miles Thompson (60 m)</b>
Nearest Supermarket	<b>Marks and Spencer (550 m)</b>
Nearest Beach	<b>Seascale Beach (78 km)</b>
Nearest Golf	<b>Kendal Golf Club (650 m)</b>
Nearest Tennis	<b>Kendal Lawn Tennis Club (1.7 km)</b>

## What we love

- The characterful basement level holds a home cinema, games room and totally unique cave bar, a full night out without leaving the house!
- Relax in the bubbles of the large hot tub with a glass of local ale while lunch cooks on the BBQ
- Ample sleeping accommodation spread across two floors are decked out in fresh linens with flat-screen TV's and all the comforts you will need for a great night's sleep
- The location skirts the Lake District, the Yorkshire Dales and the Arnside and Silver Dale Area of Outstanding Natural Beauty, guests are spoilt for choice for scenic outdoor exploring

## What you should know...

- The owners request 11pm as a curfew for noise outside as a courtesy to their neighbours
- There are many stairs, with the property split over four floors which could provide a challenge for those with mobility issues
- Children should be supervised in the hot tub

# Terms & Conditions

- Security deposit: £1,500 Credit card authorisation is required, it is refunded in full subject to a damage inspection on departure
- Arrival time: 4:00 PM
- Departure time: 10:00 AM
- Energy costs included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Pets welcome?: Sorry, no pets welcome
- Smoking Allowed?: Smoking & Vaping are not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay
- Other Ts and Cs: The lead booker must be over 30 years old
- Other 2: Please note that the total number of guests on site must not exceed the maximum capacity of the 14 who are staying
- Stag & Hen Do's Allowed? : No events, parties or stag and hen do's allowed at the house
- Changeover day: All days (except Saturday)