

Welcome to The Butler's House

We bought The Butler's House in 2014 and embarked on a major renovation project, doing much of the work ourselves. When we bought the property, it had been an office for some years and was a little bit unloved but we could see potential waiting to be unlocked. We decided to call it The Butler's House as that was the original use of the building (it was connected to neighbouring 26 Soutergate by the servants' stairs until the mid-1980s, when it was separated into two properties). Originally built in the 1780s the building (as part of the larger house) has had a variety of uses including the butler's house, a doctor's surgery, a school, a boarding house, Womens' Union and more recently it has served as the local conservative party office. We have retained and restored the lovely original features such as the floors and the window shutters.

Key Code

The key is in the key safe behind the bin and the code is 1971. Dial the numbers to match the marker and press the black button to release the lock. There is a spare key on the kitchen table.

Contact

If you have any problems or questions, please do not hesitate to contact me (Mel) on 07554 609100.

Parking (SAT NAV POSTCODE LA12 7ER)

Parking is limited on Soutergate but we do have resident's parking permit which you can display to park within the marked bays further up the hill on Soutergate. You are also able to park between 6pm and 8 am on the single yellow line opposite the house. **Traffic Wardens do check so beware!** If you are struggling to find a parking space on Soutergate, there is also free parking available in the following locations (all within 5 minutes walk, see enclosed map).

Church Walk

Town Street

Beech Bank

Church Fields Avenue

Please don't forget to leave the permit behind when you leave! Please park responsibly.

WIFI

There is free UNLIMITED WIFI available to guests.

Network: SHELL E45E69 Password: C221C3FBBB

TV (Sitting Room)

The TV has all the Freeview channels. To access Live TV press the house symbol button on the remote which will bring up a menu at the bottom of the screen, scroll across to "Live TV" and press ENTER button in the middle of the arrow keys (rectangle symbol with arrow), you can then select the channel using the numbers or via the TV guide button. Netflix and Amazon Prime is also available by pressing the relevant buttons on the remote or by accessing the menu via the house symbol menu button. There is also a DVD Player which can be found by pressing INPUT SOURCE button on the TV remote control and selecting "HDMI1". There are a selection of DVDs in the baskets of the TV stand.



The TV aerial has a booster unit which is plugged in behind the TV in the Sitting Room. Please do not turn this off otherwise you will not be able to get a TV signal.

Heating

Our heating and hot water is supplied by an electric boiler heating system.

The heating has been programmed to come on during the following times:

Morning: 06.30-9.30

Evening: 16.00-21.30

If you require additional heating or hot water outside of these times you can either press the + button (there is one each for heating and hot water). If you press it once it will come on for another hour, twice – two hours (this will show on the digital display). Alternatively, behind the flap you can press the radiator symbol button to change it from AUTO (which uses the programmed times) to ALL DAY which means the heating is on all day. If you want to turn the heating off altogether press the radiator symbol button until the word OFF appears on the display.

IMPORTANT NOTE ABOUT HOT WATER The hot water is heated up in a tank which will go cold once it has been drained, so if you are planning on having more than a couple of showers or baths in a short space of time we would recommend that you press the +1 Hour button before you start, to give it a chance to refill and re-heat as you use the hot water.

We would not recommend turning off the hot water as you will soon run out! Also if you turn the hot water to constantly ON, you may find that the radiators heat up as there will be an overflow!

There is a manual thermostat positioned in the living room which is set at 20C. If you would like to increase or decrease this, use the dial accordingly.

Bedding / Pillows

If you are finding the duvets a bit warm there are summer tog duvets in the bag in the master bedroom wardrobe. If you don't want the feather pillows there are some spare non-feather pillows in the wardrobe. Feel free to help yourselves.

Shutters

You will notice that we have renovated the original window shutters. They are excellent for creating privacy and for blocking out light so we have decided to use them as they were intended, rather than having curtains.

There are board games and books in the cupboard of the sitting room. Please feel free to add yourselves to our visitor book and pass on any recommendations for eating, attractions etc for future guests.

We have left a supply of washing up liquid, dishwasher tablets and washing powder. Feel free to use. There is an iron and ironing board in the understairs cupboard.

Bins

Our wheelie bin is hidden behind the wicker screen at the front of the house. If you are staying on a Friday please note the grey bin is collected every other Friday (look and see if the neighbours have put their grey bins out). So please put the bin on the cobbled area in front of the door. The big blue bag in the yard is for tins and plastics and the tub is for glass. Recycling is collected every other week (again check to see what the neighbours are doing!)

Wood

We have left a supply of wood and kindling in the back yard for you to use with the log burner.

Log Burner

To make a fire, break up a couple of firelighters and place on the grate. Cover with a good handful of kindling and then lay a couple of logs on top. Do not over-fill. Light the firelighters with match and almost close the door (slightly ajar). The kindling should light pretty quickly followed by the logs. When the fire is established lock the door but keep the top and bottom vents slightly open to allow air to circulate. Keep topping up with logs as needed. BEWARE the handle gets hot so use the glove provided and TAKE CARE especially with young children. The morning after, always remember to empty the ashes tray before using it again. Please wait until the ashes have cooled right down before putting in the bin.

Nespresso Machine – instructions are next to the machine together with capsules for either espresso (small, strong coffee) or a longer shot for a mug of coffee. Please put used capsules in the recycling bag behind the machine.

Doctors Surgery

Ulverston Health Centre is situated on Stanley Street and has several GP practices for emergency appointments Tel: 01229 484141. The nearest Accident & Emergency department is situated at Furness General Hospital in Barrow-in-Furness 8 miles away. In an emergency dial 999

Dentist

There is a Bupa Dental practice on Fountain Street which also deals with NHS patients. 01229 585733

Fire Safety

Smoke alarms are fitted throughout the house. In the event of a fire dial 999 and get out. In the event of a small fire, there is a fire blanket located in the understairs cupboard door in the kitchen. Please use but only if it safe to do so. There is also a powder fire extinguisher in the understairs cupboard. Just pull out the clip and aim at the fire (instructions are on the extinguisher).

Supermarkets

There is an excellent Booths Supermarket situated on the A590 as you enter Ulverston. We also have a Tesco Express and Co-op on Market Street in the centre of town. There is an Aldi and M&S Food on the Beehive Business Park on the A590 going out of Ulverston towards Barrow. Tesco, Asda and Sainsburys all offer home delivery.

Shops

Ulverston is a market town and is blessed with a wide variety of interesting independent shops. It is part of the town's charm that we still have a butcher, bakers, greengrocer and hardware shop alongside some brilliant lifestyle shops. We try and buy local as much as possible and would urge you to give our excellent local shopkeepers your business. There is a street market on Thursdays and Saturdays.

Shopping highlights include:

Irvings (Market Street): Waberthwaite Cumberland Sausage, homemade meat and potato pie, a massive variety of locally produced meats

Thomas' Bakery (Market Street) also has an excellent range of bread and cakes.

Greenodd Bakehouse Born and Bread (3 miles east of Ulverston). Amazing bread, cakes, pies and a lovely daytime menu

Brockies: Great value fruit and veg some of which is locally grown

The Lake District Lobster & Seafood Company: Amazing selection of fresh, locally caught fish and seafood

Gillams: Award winning tearoom and shop full of character and charm

Suttons Bookshop (Market Street)

Squirrel (Market Street): Quirky gifts and gorgeous homeware

Brambles: Lovely gifts and homeware

Paper Bunny: Beautiful prints and gifts

Two by Two: Funky boutique

Still Life (Union Street): Vintage clothes, beautiful original prints and art supplies and homeware

Eating out in Ulverston

Cafes

Our favourites for coffee – Hot Mango, Gillams Tearoom, Wa Concep (Market Street) The Base at Ford Park

Our favourites for Breakfast / Brunch – Hot Mango, Bakehouse Born and Bread (Greenodd) The Base at Ford Park

Our favourites for Lunch – Hot Mango, Gillams Tearoom, The Base at Ford Park, Rose and Crown, The Farmers Arms, The Bay Horse (beautiful view over Morecambe Bay)

Our favourites for Dinner – L'al Churrasco (wonderful tapas), Base Restaurant at Ford Park, The Mill, Hot Mango, Farmers Arms. The Ranch on Market Street does great Tex Mex and cocktails in an informal setting. Also Betullas (Italian), Amigos (Mexican) and The Bengal Rose (Indian) (turn right at the bottom of the hill). The Kings Arms does Thai and pizza nights.

Our favourites for take aways - Chippy Bank and Conti – Great for old school Fish and Chips, Flames (lovely kebabs), The Rainbow Chinese (salt and pepper chips are fab), Aroma and Bengal Rose (Indian)

Pubs / Restaurants

L'al Churrasco delicious Mediterranean small plates / tapas and fantastic cocktails. Highly recommended.

Base Restaurant at Ford Park <https://www.baserestaurant.co.uk/base-restaurant> (open daytime and evening). Fine dining specialising in local ingredients. Essential to book.

It was once rumoured that Ulverston had more pubs per square mile than any other town. That may not still be true but there is still a great choice of establishments. Some are renowned for their food, others their beer. Our favourites include:

The Mill

The Rose and Crown

The Farmers

The Bay Horse

The Old Friends is a lovely, friendly local pub literally a few steps up the hill (lovely beer garden).

Further afield, the Lake District offers some of the most beautifully situated pubs in the country. Our favourites for food and atmosphere include:

The Manor House, Oxen Park (on the road to Grizedale Forest). Lovely food and great service. Fab Sunday roasts.

The Farmers Arms at Lowick – run by Grizedale Arts and rooted in the local community, they have their own kitchen garden and specialise in locally sourced, quality food. It is also a hub for the arts with ceramics workshops etc. <https://lakedistrictfarmersarms.com/>

The Punch Bowl (Crosthwaite)

The Swan Hotel (Newby Bridge).

The Hare and Hounds (Bowland Bridge)

The Masons Arms (Bowland Bridge)

The Drunken Duck (Barngates)

The Blacksmiths Arms (Broughton Mills)

L'Enclume and Rogan's Bistro in Cartmel – award-winning Michelin starred food

Lake District cafes

Bakehouse Born and Bread – Greenodd (only 5 minutes drive). Amazing bakery serving delicious lunches, great Burgers at night!

The Bluebird Cafe – Coniston

Levens Kitchen (Levens Hall)

Chesters – Skelwith Bridge

Poppi Red– Hawkshead

Homeground – Windermere

Cafe Ambio – Lakeland Motor Museum at Backbarrow

Walks

Ulverston is perfectly situated for walking being nestled between the shores of Morecambe Bay and the Lake District Fells. It is also the official start point (or end point, if you prefer) of the 70 mile Cumbria Way. From the front door we would recommend the following walks:

Hoad Hill – walk to the top of Ulverston's most famous hill. Wonderful panoramic views from the top of the Lake District, Yorkshire and Lancashire. Start from Chittery Lane or Ford Park or Green Bank (see map).

Gill Banks – pretty Victorian amble through woodland next to a lovely beck. Start in The Gill Car Park

Conishead Priory Woods – Ancient woodland and beach. Buddhist temple, meditation courses, cafe.

Canal Foot – Glorious views across Morecambe Bay

Birkrigg – panoramic views of the Lake Districts fells and Morecambe Bay. Ancient stone circle.

Roanhead – beautiful sea and Lake District views (signposted off A590 near Dalton in Furness

Further afield, the Lake District offers some of the best walking in the UK. Family favourites include Cat bells, Tarn Hows, Skelwith Bridge to Elterwater, Loughrigg Tarn, Orrest Head, Latterbarrow. For the more adventurous there is the highest mountain in England - Scafell Pike, Helvellyn, The Old Man of Conistone to name but a few. Always go well prepared and check the weather!

Cycling

You can store your bike in the secure rear yard! Several long distance cycle routes pass through Ulverston including the long distance Route 70 (Walney to Wear Cycle Route) and the newly opened Route 700 which follows the coastline of the beautiful Morecambe Bay.

Grizedale Forest (30 minute drive) has several mountain bike routes for all levels of abilities

There are great bike rides from the front door ranging from relatively flat family rides to more adventurous rides for the more energetic.

Other Leisure

There is a public swimming pool in Ulverston as well as a tennis centre. In summer we love to swim in Conistone Water (Brown Howe car park or Nibthwaite on the East side of the Lake)

www.riverdeepmountainhigh.co.uk for organized adventure eg kayaking, gorge walking, climbing etc

Ulverston Golf Club has wonderful views over Morecambe Bay and the Lake District Fells

Attractions

Ulverston is renowned for its eclectic and colourful programme of festivals which run throughout the year (see leaflet in information folder).

The Roxy Cinema

Ulverston has managed to retain its independently run cinema. It is a fantastically nostalgic experience and they show all the latest releases. It is reasonably priced and still has an intermission. Well worth a visit.

Ford Park and The Base Café / Restaurant

This wonderful green space is perfect for a picnic. There is a lovely park and great Café / restaurant called The Base with its own kitchen garden.

Laurel and Hardy Museum – a treat for Laurel and Hardy fans

The Coronation Hall – a beautiful theatre with a varied programme of events. The Laurel and Hardy statue is situated outside.

Sir John Barrow Monument The big replica lighthouse on the top of Hoad Hill is an iconic local landmark. You can climb right to the top of the monument (on Sundays and bank holidays between Easter and October) for a spectacular (if slightly scary) panoramic view of Northern England. It is open when the flag is flying!

Swarthmoor Hall, Gardens and Cafe. “Cradle” of the Quaker movement. Beautiful Elizabethan house and gardens with a great little cafe.

Barrow

Furness Abbey and Piel Island

The Dock Museum

Vue Cinema

Bowling Alley, Zero Gravity indoor trampolining

South Lakes Safari Zoo

Further afield

Lakeside & Haverthwaite Railway

Lakeland Motor Museum (Backbarrow)

Grizedale Forest – great walks, outdoor park and mountain bike routes

Old Hall Farm (Bouth)

Cartmel Village – explore the beautiful Priory, village shops and dine at the UK's best restaurant L'Enclume.

Holker Hall and Gardens

Levens Hall

Sizergh Castle

Fell Foot Park

The Lake District Visitor Centre at Brockhole (between Windermere and Ambleside).

The Aquarium of the Lakes, Lakeside Steamboats

Word of Beatrix Potter (Bowness on Windermere)

Zefferellis cinemas and restaurant (Ambleside)

Ravenglass & Eskdale Railway