

Lake House Bed and Breakfast
Brixworth
Northampton
NN6 9DE
Telephone: +44(0) 1604 880280
Website: www.brixworthlakehouse.com

ACCESS STATEMENT

April 2008

A warm welcome awaits all guests into our home. The house was built in warm coloured Northamptonshire sandstone approximately 300 years ago. The lake of approximately 2.5 acres has various fish including Koi Carp. You are invited to walk around the garden viewing some beautiful trees and shrubs. The village shops are a few minutes' walk from Lake House. Smoking is only permitted in the garden where bins are provided. All bedrooms are on the first floor.

If you have any specific questions, please feel free to ask and we will endeavour to help.

BOOKING

Bookings can be arranged via our website: www.brixworthlakehouse.com or by telephone: +44 (1604) 880280.

PRE-ARRIVAL

Northampton railway station is approximately 7 miles (11 km) distance and could take up to 30 minutes' drive. A local bus service is available; please check times on the internet. We can make a taxi booking for you.

CAR PARKING

On arrival, car parking is on gravel drive, but not secure. We accept no responsibility for theft or damage howsoever caused. There are no marked parking bays but there is ample room for all cars.

MAIN ENTRANCE AND RECEPTION

The main entrance is through the conservatory from the drive. An outside bell is available should the door be closed. A double step of 3 inches

(7.6cm) each takes you into the conservatory and a further step of 2 inches (5cm) takes you into the hallway which is wood parquet flooring (rugs are provided to prevent slips). Seating is provided in the hallway. We can assist guests with luggage.

THE DINING ROOM

The dining room is to the right of the front door and has a wooden parquet floor. There are large rugs under the dining table and in front of the fireplace. The dining table is laid for communal seating. There is a large seating area with tables available near the fireplace for guests to read, play cards etc. Books are available. During the winter there is a wood burning open fire available.

GROUND FLOOR CLOAKROOM

A short-pile carpeted cloakroom in the hallway is available for your use.

BEDROOMS

Access to the bedrooms is via a short-pile carpeted staircase (to the left of the front door), which has 20 stairs with a tread height of 6.5 inches (16.5cm) with a width of 2 feet 6 inches (76cm). The Kingfisher bedroom is on the right at the top of the staircase with a single step of 6 inches (15.2cm) tread height.

BEDROOM - KINGFISHER

The Kingfisher bedroom is fully carpeted and has a laminate floored ensuite shower room. There are bedside tables with table lamps and an electrical alarm radio available. A television/CD player with remote control, teletext and a selection of films are available. Complimentary refreshments are amply supplied; should you require fresh milk please ask. A wardrobe with dressing gowns is also available as is a hairdryer. The bedroom has 2 deep window seats with views across the lake and garden. The room has original wooden beams and guests are advised that some areas within the room are below head height. A guest work area comprising a table and chair is available.

BEDROOM - MALLARD

The Mallard bedroom is a suite of 2 rooms. The entrance has a small carpeted lobby with access to the laminate floored ensuite bathroom with bath-shower. The lobby gives access to the sitting room by way of a step

with a tread height of 3 inches (7.6cm). In the sitting room there is a television/CD player and a selection of films.

The bedroom is accessed via the sitting room again with a high step with a tread height of 9 inches (23cm). The sitting room and bedroom are fully carpeted and have full central heating. The bed can be either a double or split to make twin beds. There are bedside tables with table lamps and an electric alarm radio. Again, there is a television/DVD player with remote control, teletext and a selection of films. Complimentary refreshments are amply supplied. Should you require fresh milk please ask. A wardrobe with dressing gowns is available as is a hairdryer. The bedroom has a deep window seat with views across the lake. The sitting room has views to the rear of the property.

CONTACT

If you need to speak to either Rosemary or David, our private rooms are the kitchen/sitting room accessed from the Hallway opposite the front door, or our bedroom located at the end of the hall past the staircase.

ADDITIONAL INFORMATION

Lake House is unable to provide laundry, shop, leisure facilities other than those mentioned, conference and meeting rooms, banqueting, clubs or other entertainment.

RESTAURANTS, PUBS & TAKEAWAYS

The Coach and Horses (a public house serving luncheons and evening meals) is approximately 150 yards (137 metres) from Lake House along a private road. Approximately 150 yards (137 metres) further to the right is a drinking public house and some 100 yards (91 metres) further still along the road is another public house where meals are available. Also available nearby are Chinese, Indian and fish and chip takeaways

VILLAGE AMENITIES

Approximately half a mile (800 metres) from Lake House is a selection of shops including a Co-op, chemist, hardware store, fresh fruit & vegetable shop, hairdresser and a library to name but a few. The village store also has a cash machine that takes most major cards.

There are doctor, chiropodist, and osteopath surgeries available by appointment.

SPORTING FACILITIES

Within the village and surrounding areas there is fishing, golf, sailing, tennis, horse riding ,walking, cycling (with cycle hire) and yoga classes.

GARDENS & COUNTRY HOUSES

Within a reasonable distance of Lake House there are Althorpe House, Holdenby House and Falconry Centre, Lamport Hall, Cottesbrooke House, Kelmarsh Hall Gardens, Coton Manor Gardens and Pitsford Country Park plus a number of other properties and various garden centres.

PLACES OF INTEREST

All Saints Saxon Church (built in 680AD), Althorpe House (burial place of Diana, Princess of Wales), Silverstone Motor Racing venue, Towcester racecourse, Billing Aquadrome (family activity park), Sulgrave Manor (former home of George Washington family), Naseby (site of battle in 1625 between Cavaliers & Roundheads), Derngate & Royal Theatres, Gala Casino, Bingo Hall and much, much more.

CONTACT INFORMATION

Proprietors:	Rosemary & David Tuckley
Address:	Lake House B&B, Brixworth Hall Park, Brixworth, Northampton NN6 9DE
Telephone:	+44(0)1604 880280
Email:	rosemarytuckley@talktalk.net
Website:	www.brixworthlakehouse.com
Hours of Operation:	8am until 10pm
Emergency Telephone Number:	07973121125

We welcome your feedback to help us continuously improve. If you have any comments please phone 01604 880280 or leave a message on our web site.

Thank you