

# Loch View House

**Region:** Argyll **Sleeps:** 16

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## Overview

This west-facing former dower house, set above a private bay on the east side of Loch Fyne, enjoys stunning views across to the Mull of Kintyre and Arran beyond. It is located a few miles along a private road in a secluded part of what is known as "Argyll's secret coast" and makes an ideal venue for a Scottish getaway with family and friends. In WWII the house was used as a base for the Norwegian commandos who went on the 'Heroes of Telemark' raid, which was one of the most successful acts of sabotage in the whole war.

This is a holiday house that has tripled in size over the years and has been designed specifically for your enjoyment, with the inclusion of an indoor swimming pool and a games room. The drawing room has large windows so you can enjoy the views across the Loch in maximum comfort. The kitchen is well equipped, and the spacious dining room can seat up to 16 people in comfort and style. The bedrooms are a good mix of double, twin and triple rooms, making them ideal for a family group.

Set in a beautiful location in 50 acres of grounds the sloped lawns lead down to the bay in front of the house. Access to the beach could not be easier for children out with their bucket and spades or those seeking shells. For more activity minded, there is a motorboat moored in the bay for guests' exclusive use, subject to conditions or it is possible to bring your own boat to use from the jetty. However you wish to enjoy your break here, this is a superb venue for those wishing a family holiday in a beautiful coastal location.

The very large sitting room is located at the front of the house, and the two bay windows offer stunning views across Loch Fyne. With a wood-burning stove and comfortable seating at one end and a TV with further seating, this is a room that you can spread out in or be as one.

A door leads through to the front-facing games room, which houses a pool table and a table tennis table. Access from here can be out to the patio or through to the indoor swimming pool next door. Here there is a 30ft by 15ft heated pool, with sun loungers, a sauna and a shower, with further access to the decking area. Additionally, there is a cloakroom, which is perfect for storing all your outdoor footwear and where you can find life-jackets for trips out on the boat. Pet friendly with two dogs allowed.

The dining room is a light, airy, spacious room, next door to the kitchen, with a long table that seats a maximum of 16 people. Gathering the group in one place for all the meals could not be easier, and there are two high chairs available for younger children. There is excellent light coming in as the larger west-facing windows look past the games room across to the sea view.

Direct access takes you to the well-equipped modernised kitchen with work-island. Cooking is all electric, with hob with 5 rings, 3 ovens with a grill and a microwave oven, as well as 2 dishwashers. A utility room is next door with



washing machine, tumble dryer and chest freezer. In the summer months, dining can take place outside at the various tables.

*\*\* The maximum number of people which the house will accommodate is 16 (plus up to 2 babies in cots) and this number must not be exceeded at any time.*

*\*\* Guests who wish to use the boat are obliged to sign a Boat Request Form and be in receipt of a RYA Level Two Powerboat (with coastal endorsement) qualification or higher. Please let us know so the relevant additional legal documentation can be provided during the booking process. All certificates need to be checked in advance and brought on holiday. Use of the boat will not be permitted otherwise. The boat is not included in the rental rates and is only offered to guests at the owners discretion. Please note that the boat is not available between October and April.*

*Please note that short breaks can only be booked within 4 weeks of the start date.*

## Facilities

Walking/Hiking Paths • Golf Nearby • Ideal for Kids • Fishing • Watersports • Canoeing/Kayaking • Historical Sites • Manor • Ideal for Teens • Cots (Cribs) • Great Value • Heated Pool • Has Discount • Special Offer • Pets on Request • Beach Nearby • Indoor Pool • Modern • Ground Floor Bed & Bath • Wi-Fi/Internet • Waterfront • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Games Room • Indoor Games • DVD • Satellite TV • Sauna/Steam • Outdoor Games • Working Fireplace/Woodburner • Heating • Ideal for Babies & Toddlers

# Interior & Grounds

With a heated indoor swimming pool, a games room and some of the most outstanding scenic views of Scotland from the front door, this could be your perfect holiday house.

## Ground Floor

- Sitting room with two bay windows, wood-burning stove, comfortable seating, TV and stunning views across Loch Fyne
- Games room with pool table and table tennis
- Indoor heated swimming pool (30ft by 15ft) with sun loungers, sauna and shower
- Cloakroom
- Dining room with long table that seats a maximum of 16 people
- Well-equipped modernised kitchen with work-island, 5 ring hob, 3 ovens with a grill and a microwave oven, as well as 2 dishwashers
- Utility room with washing machine, tumble dryer and chest freezer
- Bedroom with 2 single beds, wash hand basin and rear view, with en-suite bathroom, with bath and w.c
- Bedroom with 3 single beds, wash hand basin and pool and rear view; bathroom, with bath, w.c and wash hand basin and steps to the pool
- Bedroom with 3 single beds, wash hand basin and dual side and pool view

## First Floor

- Bedroom with double bed, wash hand basin and front view, with access to jointly shared bathroom with room no 5" with feature bath (with sea view), separate shower cabinet and w.c
- Bedroom with double bed, with wash hand basin and front view, and shared bathroom (as described earlier)
- Bedroom with 2 single beds, wash hand basin and rear view, with access to jointly shared bathroom with room no 7, with bath and w.c
- Bedroom with zip-and-link bed, with wash hand basin and rear view and shared bathroom (as described earlier)

## Exterior Grounds

- Access via private single track drive
- Large lawn area
- Direct access to the Loch
- Outdoor furniture
- Purpose built BBQ at the bottom of the garden, on the shores, next to the beach.
- Private jetty/pontoon and slipway

## Additional Facilities

- Wi-Fi connection
- DVD player
- Night storage heaters
- Cot
- Sky TV
- Parking



## Location & Local Information

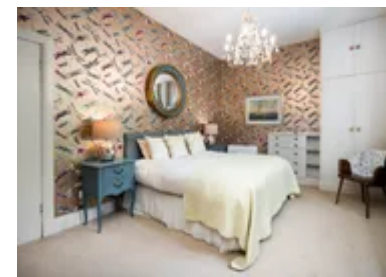
The House is positioned to the South of the Cowal peninsula between Kinfinan and Tighnabruaich, as part of "Argyll's secret coast". Surrounded by a rocky outcrop with mixed woodlands and heather, there is a sloped lawn that leads down to a small bay, which consists of pebble and sand.

This is an excellent location for day trips, with a ferry service to East Loch Tarbert available locally. Golf is available in Tighnabruaich. Alternatively, you could enjoy a trip to the Isle of Bute and do a House and Garden Tour at Mount Stuart. The trip takes about an hour and 15 minutes which includes the ferry crossing.

A motorboat is available to your group, with one tank of fuel provided, as part of the booking – on the provision of an RYA level 2 powerboat (coastal) qualification or higher. All certificates need to be checked in advance and brought on holiday. If you wish to arrive by boat or bring your own boat, that is possible, but please check in advance to confirm.

If you're worried about it being isolated, think again. Once most guests get down to the property, they don't want to leave. There's so much to keep you occupied, a week will whizz by. You've got walking, the beach, fishing, boat excursions, the indoor swimming pool, a games room, a huge garden and day trips to places like the Isle of Bute and Tarbert. You can also use the Visitcowal website and download a map on the touring routes around the quiet roads of this beautiful peninsular or check out their events page for things to see and do.

There's an excellent village store 20 minutes away (Kames Village Store) run by an extremely accommodating proprietor called Andy. He can pre-order groceries and dry goods and arrange a click and collect style service. The meat, veg & fish will all be locally sourced. The local butcher delivers to the village on a Friday, and there's also a local fishmonger.



## Local Amenities

Nearest Airport	<b>Glasgow Airport (133 km)</b>
Nearest Bar/Pub	<b>Kames Hotel (8.7 km)</b>
Nearest Beach	<b>At the end of the garden (100m)</b>
Nearest Golf	<b>Kyles of Bute Golf Club (12.5 km)</b>
Nearest Restaurant	<b>The Kilfinan Hotel (4.8 km)</b>
Nearest Supermarket	<b>Morrisons, Dunoon (46 km)</b>
Nearest Town/City	<b>Tighnabruaich (12 km)</b>
Nearest Village	<b>Kames (8.7 km)</b>

## What we love

- Wonderful home in a tranquil setting with beautiful views across the Loch
- The whole family will enjoy splashing around in the swimming pool and having fun in the games room
- Three of the bedrooms are situated on the ground floor, making them ideal for those who struggle with stairs

## What you should know...

- Please ensure young children are supervised by a responsible adult at all times when exploring outside and playing in the pool
- A number of the bedrooms feature 3 single beds and are therefore better suited to children. Please note that the maximum number of people which the house will accommodate is 16 (plus up to 2 babies in cots) and this number must not be exceeded at any time.
- Short breaks can only be booked within 4 weeks of the start date.
- There is a boat available during summer months for those who have their Level Two Powerboat License. Please see the T&Cs for more information.

# Terms & Conditions

- **Security deposit:** £500 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes, included in rental price.
- **Linen & towels included?:** Yes, bed linen and towels are included in the rental price.
- **Pets welcome?:** Yes, 2 well-behaved dogs are allowed. No additional charge but please let the owners know at time of booking. Please clean up after your dogs and keep them off furnishings.
- **Other Ts and Cs:** Stag/hen parties are not allowed.
- **Changeover day:** Friday. All other changeover days on request.
- **End of stay cleaning:** Standard changeover clean included in the price. 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.
- **Smoking Allowed?:** Not permitted.
- **Other 2:** A number of the bedrooms feature 3 single beds and are therefore better suited to children. Please note that the maximum number of people which the house will accommodate is 16 (plus up to 2 babies in cots) and this number must not be exceeded at any time.
- **Other 3:** Guests who wish to use the boat are obliged to sign a Boat Request Form and be in receipt of a RYA Level Two Powerboat (with coastal endorsement) qualification or higher. Please let us know so the relevant additional legal documentation can be provided during the booking process. All certificates need to be checked in advance and brought on holiday. Use of the boat will not be permitted otherwise. The boat is not included in the rental rates and is only offered to guests at the owners discretion. Please note that the boat is not available between October and April.
- **Minimum stay:** 7 nights. All other durations on request. Short breaks can only be booked within 4 weeks of the start date.
- **Heating costs included?:** Yes, included in rental price.
- **Pool heating charge?:** Pool heating included in the rental price. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **Tax:** Included in the rental price.
- **Internet access?:** Yes, Wi-Fi internet access included in rental price (please remember that it is a rural connection and so it may not be as strong as it is at home!)