Parsons House

Region: Argyll **Sleeps:** 18

Overview

Parsons House holds a wonderful location on the banks of the Kyles of Bute on Argyll's Secret Coast, an area of stunning natural beauty. Situated in the picturesque village of Tighnabruaich, the home makes the perfect setting for those wanting an idyllic escape, while its convenient location means that a variety of amenities, including restaurants, pubs, coffee shops, a tennis court and art gallery, are still reachable on foot. For those travelling in from afar, Glasgow itself is just two hours away and can be reached by road or ferry.

The Victorian villa has been beautifully modernised to provide sumptuous luxury with contemporary flair while celebrating the original architecture with its stained-glass windows and period features.

On the ground floor is the main living space which comprises of a large stylish lounge with fabulous shorefront views and a warming open gas fire as well as a modern, open-plan kitchen-diner, fully-equipped with all the tools to make delicious meals and seating for eighteen. Also on this level is the family-friendly games room, boasting a 7ft pool table, SONOS surround system and a 65" TV with Xbox, it will definitely keep any teenagers in the group entertained in the evenings!

Parsons House makes the perfect choice for multi-generational groups, with a ground floor en-suite bedroom, ideal for any guests in the group who may struggle with a flight of stairs. The remaining uniquely designed seven bedrooms are situated across the first and second floors. Each beautifully-appointed, five boast en-suite facilities, while the remaining two share an luxurious family bathroom with a free standing roll top bath. One of the rooms is set up as a family room and features a king-size bed with two additional singles, fantastic for any guests travelling with younger children, while the two twin rooms are ideal for siblings or friends to share. All the hallmarks of quality are present with Egyptian cotton bed linen, thick fluffy towels and waterfall showers.

Outside, after action-packed days spent exploring this beautiful coastline, the whole group will enjoy yummy barbecues on the south facing terrace and evenings socializing around the firepit. There are large lawns ideal for children's games as well as table tennis and boules - plenty to keep the whole group busy without even leaving the house!

Parsons House is a wonderful example of a stunning home with little extra touches of luxury in a breat-taking location.









Facilities

Working Fireplace/Woodburner • Walk to Village • Ideal for Kids • Walking/Hiking Paths • Watersports • Tennis Nearby • Ideal for Parties •

Cycling • Sailing • Ideal for Xmas/NY • Golf Nearby • Great Value • EV Charger • Special Offer • Ideal for Teens • Manor • Has Discount • Has Offer • Pets on Request • Cots (Cribs) • Instagrammable • Modern • Ground Floor Bed & Bath • Walk to Restaurant • Wi-Fi/Internet • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Table Tennis • Games Room • Indoor Games • Dishwasher • Smart TV • Fire Pit • Heating • Kid-friendly excursions • Water excursions/Boat trips • Xbox/Playstation/Wii • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Parsons House

Ground Floor
- Large lounge with open gas fire and bay window with shorefront views
- Fully-equipped kitchen with 2 fridges, 2 dishwashers, air fryer, wine fridge, range-style cooker, Nespresso coffee machine and seating for 18
- Games room with 7ft pool table, 65" smart TV and Xbox games console
- "The Bluebells" bedroom with king-size bed and en-suite shower room
- Cloakroom

First Floor
- "The Waterboys" bedroom with super-king bed and en-suite bathroom
- "Deacon Blue" bedroom with super-king bed and en-suite shower room
- "Orange Juice" bedroom with king-size bed and en-suite shower room
- "Danny Wilson" bedroom with twin beds and en-suite shower room
- "The Proclaimers" bedroom with super-king or twin beds and en-suite shower room

Second Floor
- "The Blue Nile" bedroom with king-size bed and two additional single beds
- "Aztec Camera" bedroom with twin beds
- Family bathroom

Exterior Grounds
- Large garden
- Terrace with dining facilities for 18
- Big Green Egg barbecue
- Fire pit
- Table tennis
- Boulodrome for petanque

Additional Facilities
- Wi-Fi
- Smart TV with BT Sport & Netflix
- Sonos music system
- Washing machine & dryer
- Iron & board
- Nespresso coffee machine (starter selection of Nespresso Vertuo pods included)
- Travel cot & highchair provided on request
- Parking for 8 cars

**The house can be rented out for 12 guests at a discounted rate. Guests will have access to six bedrooms (the two second floor bedrooms will be closed)*









Location & Local Information

Parsons House is situated in the popular village of Tighnabruaich, local amenities, including a restaurant, pub and coffee shop, are just a short stroll away. For any art enthusiasts, Tighnabruaich Gallery, with its constantly changing exhibitions it is a must-visit.

The home make an excellent choice for those wanting to explore the great outdoors with a variety of walking, cycling and sailing opportunities in the surrounding area. The picturesque Ostel Bay beach is well-known for being one of the most gorgeous beaches on the west coast and is just a 15-minute drive away. Be sure to visit The Oystercatcher restaurant on the East bank of Loch Fyne, just a 25-minute drive away, and enjoy magnificent Loch views while enjoying a cool beer and some fresh seafood! For any keen golfers, Kyles of Bute Golf Course is less than 5-minute drive away. The house is ideal for reunions, Glasgow Airport is just a 2 hour drive away.

Driving to Parsons House is almost as stunning and beautiful as the house itself and one which you should take time to enjoy. The house is in the beautiful village of Tighnabruaich (pronounced Tie-nah-broo-uckh – something to all practice in the car on the way!). It sits on the shorefront of the Kyles of Bute which is acclaimed to be an area of outstanding natural beauty, less than 2 hours West of Glasgow – depending on how often you stop to take photographs!

You can choose to drive to around the bonny banks of Loch Lomond, over the famous 'Rest and be Thankful' mountain pass, around the head of Loch Long and along the eastern shore of Loch Fyne (75 miles). Or you might prefer to take the car ferry (no need to book) from Gourock to Dunoon and drive past the Holy Loch, the dam at Loch Tarsan and around the head of Loch Striven. (55 miles).

Both of these routes are stunning and combine for the last 10 miles when you start 'The best scenic drive in Scotland' along the western Kyles of Bute on Argyll's Secret Coast. Halfway along this road you will reach the highlight of the whole journey at the viewpoint with a breath-taking mix of land, sea and sky.

Local Amenities

Nearest Airport	**Glasgow Airport (123.5 km)**
Nearest Beach	**Ostel Bay (8 km)**
Nearest City	**Glasgow (140 km)**
Nearest Golf	**Kyles of Bute Golf Course (1.6 km)**
Nearest Restaurant	**Tide & Thyme (1 km)**









Nearest Shop	**Kames Village Store (0.5 km)**
Nearest Supermarket	**Morrisons, Dunoon (38 km)**
Nearest Village	**Tighnabruiach (1 km)**
Nearest Village	**Dunoon (38 km)**

What we love

- Fabulous location in the popular village of Tighnabruaich - in walking distance of helpful amenities and just a short drive from stunning beaches!
- The perfect setting for a special occasion or reunion with large living spaces ideal for socialising and plenty of facilities to keep the whole group entertained, including, a 7ft pool table, boules and table tennis
- The majority of the bedrooms feature en-suite facilities making this an excellent choice for two or three families holidaying together who wish to retain some privacy

What you should know...

- The house can be rented out for 12 guests at a discounted rate. Guests will have access to six bedrooms (the two second floor bedrooms will be closed)
- One of the bedrooms is located on the ground floor and would therefore be ideal for any guests who might struggle with a large number of stairs
- While the house feels remote and offers guests tranquility, Glasgow is just two hours away

Terms & Conditions

- **Security deposit:** £1,000 charged to client's credit card by the owner one month before arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4pm

- **Departure time:** 10am

- **Energy costs included?:** Yes, included in the rental price

- **Linen & towels included?:** Yes, included in the rental price

- **Pets welcome?:** One dog is welcome by prior arrangement only. An additional charge of £60 applies to cover extra cleaning. Please enquire at time of booking.

- **Other Ts and Cs:** No stag do's or parties. Hen parties considered on request only. Please be reasonable and courteous to neighbours.

- **Changeover day:** All days, except Sunday. Sunday arrivals may be possible on request, please enquire.

- **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?:** No smoking

- **Minimum stay:** 5 nights during Christmas, 4 nights during Easter and 3 nights approximately April to end-September. 2 nights during all other periods.

- **Internet access?:** Yes, Wi-Fi is included in the rental price