

# Argyll Barn

**Region:** Argyll **Sleeps:** 14

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## Overview

The Barn is a warm and welcoming property ideal for large get-togethers. A travertine marble floor runs throughout the ground floor and offers a stunning contrast to the original exposed stone walls in the kitchen and living area.

An underfloor heating system from an environmentally sustainable ground source heat pump provides constant heating through both floors of the property. This house will accommodate 14 guests in total, with the maximum adult occupancy set at 12. A sofa bed in the play room can accommodate a further two guests.

A river runs through the grounds. Facilities include a tennis court (this can be privatised for certain hours in the day). Two other properties are located within the estate but both are entirely independent so your group will have complete privacy. Guests staying at the barn also have access to a private sauna and hot tub for an additional fee.



## Facilities

BBQ • Golf Nearby • Tennis Court • Wi-Fi/Internet • Ground Floor Bed & Bath • Fishing • Stag/Hen Allowed • Ideal for Parties • Walking/Hiking Paths • Horse Riding • Watersports • Canoeing/Kayaking • Weddings • Rural Location • Indoor Games • Cots (Cribs) • DVD • Bicycles Provided • Beach Nearby • Table Tennis • Pool/Snooker • Great Value • Games Room • Maid Service Available • Chef/Cook Available • Barn • Babysitting Available • On-Site Concierge • Children's videos/DVDs • Children's books • Climbing frame • Meal delivery service • Ideal for Kids • Stair gates • Mattress protector • Plastic crockery • Baby bath • Bath toys • Changing mat • Potty • Pushchair • Ideal for Teens • Pets on Request • Hot Tub • Bottle steriliser • Walk to Restaurant • Bibs • Baby monitor • Sauna/Steam • Outdoor Games • Table Football • Working Fireplace/Woodburner • Heating • Conference Facilities • Caretaker/Owner on Site • High Chair(s)

- Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities
- Tourist Towns & Villages

# Interior & Grounds

## Barn Interior

### Ground Floor

- Well-equipped kitchen/breakfast room with with American-style fridge freezer, single oven, double oven, microwave, halogen hob, large toaster and coffee machine (Neff, Gaggia and Bosch kitchen appliances). Seating for up to eight guests around the island
- Large sitting and dining area. The dining room table can accommodate eight guests or be expanded to seat 14
- Play room/TV room with sofa bed

### First Floor

- Six double/twin bedrooms
- Two bathrooms with corner jacuzzi baths and powerful showers

## Outside Grounds

- Hot tub
- Woods
- Shared tennis court
- Football goal

## Additional Facilities

- Wi-Fi
- 6 x sets of golf clubs
- Bikes
- Table tennis



# Location & Local Information

Just an hour and a half from Glasgow, the house sits in some of the loveliest scenery in Scotland. The Kyles of Bute are renowned with both walkers and sailors as among the most stunning bits of coast in Scotland. Whatever the weather in Argyll, usually remarkably mild, this is great country for site seeing, with every corner revealing a new variation on the theme of mountain, loch, valley, sky, woodland, sea, rock, and beach. The Cowal peninsula is a fabulous base for an active holiday with marvellous wildlife, numerous gardens, other tourist attractions to visit, and a variety of sporting activities.

The house has grounds of 23 acres, and sits about a mile above the head of Loch Riddon, enjoying complete privacy and lovely views down the glen to the river Ruel. The Island of Bute itself is as little as 15 minutes away from the house, accessed via a ferry from Colinton, and was a "must visit" destination long before Stella McCartney got married there or former racing driver Johnnie Dummer moved into Mount Stuart House as the new Marquess of Bute.

Inverary with its famous Jail and Castle, the seat of Clan Campbell for the last few hundred years, is only 45 minutes away, as is Loch Lomond. Dunoon is another tourist destination in its own right, and it is just under half an hour away. You can get to Glen Coe in an hour and a half; to Stirling, Oban or Fort William in under two. Loch Ness and Edinburgh are easy enough day trips – reachable in less than 2 and a half hours.

As well as general site-seeing and trips to the Island of Bute, Inverary and further afield, there are a host of other activities you can undertake around Glenaruel. It is fabulous walking country, and you will be provided with twelve mountain bikes for those who want to explore on two wheels rather than four. There are some really excellent routes direct from the house, involving all sorts of terrain and levels of strain.

There is a lovely 9 hole pay and play course ten minutes away above Tighnabruich. There are five bags of golf clubs for the house and they probably won't be too fussed about the usual rules regarding golf shoes provided you don't arrive in jeans and carve the course up. The same applies to the almost equally spectacular nine hole course at Blairmore & Strone, half an hour away. Cowal Golf Club at Dunoon and Inellan are the 18 hole courses in the area that welcome visitors.

For fishing, there are too many options to go into here, but you can spend anything from £9 per day to over £1,000 for river fishing in the area. You can fish for trout in the nearby stream for nothing or in the Lochan at the head of the river. Mackerel on a line in a boat on the Kyles is a right of passage for hundreds of West of Scotland kids every year. They swim in shoals all around these waters and there is no permit payable.

It is a fabulous part of the world for water-sports of all sorts. Horse-riding, climbing, canoeing, caving, archery, quad biking, paint-balling, and clay pigeon shooting are also all available either on site or in the area.

There is a wee shop selling all the basics at the camp-site in the Glendaruel valley, about a mile walk away, beside the historic Kilmodan standing stones. You get a slightly bigger choice in the Spar at Tighnabruich five miles away. Dunoon is 16 miles away and is a thriving market / harbour town with award-



winning bakeries, cafes and butchers, as well as a big Co-Op and a big Somerfield supermarket.

Scotland is not really well served by pubs in general; this area is definitely an exception. The Colintrave Hotel and Tighnabruich Hotel have fairly ambitious menus. Chatters in Dunoon is highly recommended, and the Whistlefield and Coylet Inns on Loch Eck are also worth a visit. Less than half an hour away from the house is a wonderful restaurant on Loch Fyne, overlooking the old Castle Lachlan. The Benmore Gardens tea room is not half bad, either, and the Otterferry Inn and Loch Fyne Oyster Bar have good reputations (on which, it might be said, they trade slightly). All in all, though, there are few areas of Scotland where you can enjoy such a variety of excellent, reasonably priced menus.

Local Amenities

Nearest Airport	Glasgow (71-80 km)
Nearest Bar/Pub	Glendaruel (2 km)
Nearest Beach	Ardlamont (16-20 km)
Nearest Ferry Port	Dunoon (16-20 km)
Nearest Golf	Kyles of Bute (13 km)
Nearest Restaurant	Colintrave (9 km)
Nearest Town/City	Tighnabruaich (10 km)
Nearest Village	Glendaruel (3 km)

## What we love

- Beautiful location with glorious landscapes and two Lochs less than 10 minutes away
- Want to go on an adventure? Explore the woods and walk through the refreshing stream behind the house, the best way to feel relaxed and forget the stress of the everyday life
- Easily accessible from Glasgow with loads to do in the area

## What you should know...

- The bedrooms are modest, however size isn't everything.
- It is part of a larger estate, however, all cottages have their own spa and jacuzzi for you to have your own privacy. Use of the hot tub is not included in the rental price. It comes at an additional charge of £100 for a weekend booking, and £150 for a week long booking.
- Mobile signal only works in certain parts of the house allowing you to truly switch off. Nevertheless, Wi-Fi is available.
- Quiet and non-intrusive property managers live on the estate with their dogs, they will be very happy to help.

# Terms & Conditions

- **Security deposit:** £50 per person (£100 per person for Stag and hen parties). This is paid prior to arrival and will be refunded in full after departure subject to damage inspection.
- **Arrival time:** 4 p.m. or earlier by arrangement.
- **Departure time:** 10.30 a.m. or later by arrangement.
- **Energy costs included?:** Included in the rental price.
- **Linen & towels included?:** All linen and bath towels are included in the rental price.
- **Pets welcome?:** Pets allowed.
- **Other Ts and Cs:** This truly outstanding property also boasts its very own private sauna and private hot tub (there is an extra charge of £100 per weekend stay/£150 per week long stay for the hot tub, payable to the owner on arrival).
- **Changeover day:** Friday. All other changeover days on request.
- **End of stay cleaning available?:** Yes, standard changeover clean included. 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.
- **Minimum stay:** 7 nights approximately Christmas and New Year and mid-July to mid-August (short stays over Summer are on request). 2 nights during all other periods.