

# Holy Loch Manor

Region: Argyll Sleeps: 15 - 17

## Overview

The stunning Holy Loch Manor can be found within the scenic village of Strone on the Cowal peninsula in Argyll and Bute and the Scottish Highlands. This fabulous property is the perfect retreat for the whole family, featuring 3 acres of beautiful surroundings, breath-taking views across Holy Loch and all the facilities for an unforgettable stay in this unique part of the world!

The property offers ample space for the whole group to socialise together, as well as finding moments of peace and quiet to yourself. Boasting room for 13 guests in the main house, an annex suited to 4 guests and a further Gatehouse cottage where 2 guests can find their own private retreat. This waterside property is the best place to reflect on the important things, spending quality time with friends and family. The main house offers sociable living spaces, with a warm atmosphere like a home away from home!

On the ground floor you will find a cosy family room with a wood-burning stove. There is also a study, drawing room, dining room with space for 16-guests to dine together, a family kitchen and a cloakroom. The first floor boasts 3 luxurious double bedrooms, with two offering en-suite bathrooms. There are a further 2 rooms ideal for children with 3 bunk beds and a single bed. Also on this floor are two bathrooms.

The adjacent annex is equally as charming, with its own private entrance it is completely self-contained, the ideal breakaway for older children or grandparents! On the ground floor you will find an open-plan kitchen, dining and lounge area, with a shower room. The two double bedrooms can be found on the first floor. The Gatehouse sits on the water's edge, with undisturbed views up the Holy Loch and a private waterside terrace. This stylish and cosy cottage, is the perfect retreat for two, sitting separately from the main house.

The Gatehouse consists of a beautifully handcrafted garden room, lounge with wood burner, kitchen and a double bedroom with shower room. The spectacular grounds spread themselves along the loch-side, with a river, waterfall and folly, there is so much to explore! The property boasts private access to a beach, swings, a trampoline, barbecues and garden games for the whole group.

*\* Please note the gatehouse is only included for booking of 16+ guests.*



## Facilities

Great Value • Modern • Chateaux & Castles • **Recommended** • **Exclusive** • Heritage Collection • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets Welcome • Walk to Beach • Walk to Village • Walk to Restaurant • BBQ • Ideal for Parties • Satellite TV • Indoor Games • Outdoor Games • DVD • Working Fireplace • Heating • Cot(s) • High Chair(s) • Toys • Waterfront • Sailing • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Golf Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic



# Interior & Grounds

## Main house

### *Ground Floor*

- Family room with TV, sofas and a wood burning stove
- Study with laptop friendly workspace
- Drawing/Dining room with wood burning stove
- Dining room with table for 16-guests and a free-standing piano
- Kitchen with Aga
- Cloakroom

### *First Floor*

- Bedroom 1 - Master bedroom with double bed, stunning views over the Loch and an en suite bathroom.
- Bedroom 2 - 4 poster double bed
- Bedroom 3 - Double bed with en suite shower room. The room shares the ensuite shower room with bedroom 4.
- Bedroom 4 - Children's room with bunk bed and 1 single. The room is filled with kids' books and toys.
- Bedroom 5 - 2 bunk beds
- Family bathroom 1 - bathtub with overhead shower and washbasin
- Bathroom 2 - Bathtub with handheld shower, washbasin and WC
- Cloakroom with WC and washbasin

## Annex

A delightful breakaway space for older children or grandparents. This self contained annex has its own front door, a lounge/diner and breakfast kitchen with a fridge, toaster, kettle and microwave.

- Shower room
- Two double bedrooms are located on the top floor

## Gate House

- Living room and kitchen
- Double bedroom with en-suite shower room
- Garden room with views of the loch
- Deck with garden furniture and a barbecue

## Outside Grounds

- 3 acres of glorious loch-side lawns
- River, waterfall and folly
- Private access to beach
- Swings and trampoline
- Barbecues
- Garden games are kept in the boot room, including croquet, cricket and football goals

## Location & Local Information

Set in 3-acres of land, the property benefits from beautiful scenery and breathtaking views across the Holy Loch. The property is located within the scenic village of Strone on the Cowal peninsula in Argyll and Bute and the Scottish Highlands. Strone is a short seven-mile drive from the nearby town of Dunoon where the frequent ferries arrive (every 20-30 minutes; no booking required) from Gourock on the mainland. Glasgow is 34 miles away, however for those travelling by car, time needs to be left for the ferry journey across the water!

This location is best suited to outdoor lovers, with ample walks and excursions available nearby, you can spend all your holiday exploring the unique nature of this area and the Loch. Holy Loch itself is a sea loch, popular amongst boaters, there are abundant facilities for yachts and boats.

Holy Loch Manor is the perfect retreat for families and couples, offering a break away from the hustle and bustle of day to day life. For those looking to relax and spend some time in nature, Stone is the ideal backdrop, with something for everyone, whether you want to lounge around, play some golf, hike or get yourself out on a boat, you will not miss out!

### Local Amenities

- 5 km from Dunoon, nearest supermarket/bank/etc.
- 90 mins from Glasgow, Village of Strone offers local shop and pub (with food)
- Beautiful spa with outdoor heated pools and hot tubs at Portavadie Marina (35 mins)
- Golf - well maintained 9 hole golf course at Strone on hill behind house (honesty box - no club house). Troon, Loch Lomond and Macrahanish (all championship courses) accessible from house.

### Local Amenities

Nearest Airport	<b>Glasgow Airport (30.3miles)</b>
Nearest Ferry Port	<b>Dunoon Ferry Terminal (7.3miles)</b>
Nearest Village	<b>Strone (The house is located in the village))</b>
Nearest Town/City	<b>Dunoon (7miles)</b>
Nearest Golf	<b>Blairmore Golf Club (1mile)</b>



Nearest Restaurant	<b>Strone Inn</b> <b>(700 m)</b>
Nearest Train Station	<b>Gourock Train Station</b> <b>(11.4miles)</b>
Nearest Supermarket	<b>Morrisons</b> <b>(7.2miles)</b>

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## What Oliver loves...

- Stunning, undisturbed views across the Holy Loch with direct beach access!!! You can make new friends with seals, porpoises and loads of jumping sardines in the summer.
- On the boundary of the Loch Lomond and Trossachs National Park, get ready to discover Scottish wildlife on your doorstep.
- Spacious house ideal for families or groups of friends with a very flexible layout – there is a romantic cottage for 2. All bedrooms boast amazing mattresses with high thread count egyptian bedlinen and towels.
- Huge grounds for fun and adventures for kids with fire pit, waterfall, river, bridge and space for hide and seek.

## What you should know...

- The easiest way to access the property is by taking a ferry to Dunoon, so check ferry times. But you might be lucky and see some seals that come say hello to you. So get out of your car and enjoy the view!
- We would recommend a car when staying at this property, both the main house and the Gatehouse offer parking.

# Terms & Conditions

- Security deposit: £1000. Credit card authorisation required, it will be refunded in full subject to a damage inspection on departure.
- Arrival time: After 4.00 pm
- Departure time: Before 10.00 am
- Energy costs included?: Yes
- Linen & towels included?: Yes
- Pets welcome?: One dog allowed at an additional charge of £50.00 per stay. Please confirmed prior to booking.
- Changeover day: Friday
- End of stay cleaning included?: Yes
- Heating costs included?: Yes
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Other Ts and Cs: Sorry the owner do not accept weddings at the house
- Other 2: No fireworks or candles are to be used at the property