

# Seal Bay Cottage

Region: Argyll Sleeps: 8

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## Overview

On an elevated position above a bay and the shoreline of Loch Fyne, stands this south-facing purpose-built holiday house which 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". Built in 1999, it is tastefully decorated throughout with practical touches, making this an ideal venue for smaller groups of family and friends to enjoy a coastal break.

The south-facing front of the house has been designed to make the most of the sunshine and light, with the large sitting room with French windows, opening out to an extensive decking area with summer furniture. The house flows well, with the dining room next door, which then leads into the fully equipped kitchen, allowing for ease of use.

The indoor spa room complete with hot tub also enjoys these amazing views, and it is not difficult to see why this is so popular with all ages. There is one bedroom with en-suite bathroom at ground level, whilst the other three bedrooms, with their en-suite facilities, are on the floor above. With ramp access to the front, a ground floor bedroom and all rooms easily accessible on the ground floor, this is perfect for a member of your group with limited mobility. Set in a beautiful location, this is an ideal spot to just watch the sunset from the decking, get children out with their bucket and spades on the beach or to have family and friends to get away for a week.

The large sitting room is located at the front of the house with French windows opening out to the extensive decking area beyond. The wood-burning stove would normally be the focus of the sitting room with the sofas surrounding it and the TV, but it seems the chairs get turned the other way to face the sea and to enjoy the views from the windows.

Next door is the spa room with hot tub, which is kept at 36 degrees centigrade, which also opens out to the decking area. Here you will find the comfortable outside furniture, where you can dine al fresco in the summer months. Additionally, there is the boot room, which is perfect for storing all your outdoor footwear and where you can find life-jackets for trips out on the boat.

The dining room is a light, airy room to the front of the house with amazing views, decorated in pastel blues with a nautical and seafood theme. The



dining table and matching chairs are ideal for comfort and for creating a stylish environment. The kitchen opens out from the dining room, and here you will find a modern fitted kitchen with breakfast bar and plenty of work-top space. Cooking is all-electric, and the fitted tiles reflect the continued seafood theme. A utility room is a next door with washing machine and tumble dryer. In the summer months, dining can take place on the front decking, and a BBQ is also provided.

*\*\* There is a private water supply at this property, which is checked and approved on an annual basis by the local authority.*

*\*\* 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.*

## Facilities

Cottage • Great Value • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • BBQ • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Waterfront • Watersports • Rural Location • Walking/Hiking Paths • Golf Nearby • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Historical Sites



# Interior & Grounds

Sitting on the deck by the bay, watching the tide roll away; lyrics re-imagined from the Otis Redding song The dock of the bay sums up this holiday house. Built in 1999, it is tastefully decorated throughout with practical touches, making this an ideal venue for smaller groups of family and friends to enjoy a coastal break.

## *Ground Floor*

- Large sitting room with wood-burning stove, comfortable sofas, TV and access to the decking area
- Spa room with hot tub and access to the decking area
- Separated formal dining for 8 people
- Modern fitted kitchen with breakfast bar and electric cooking
- Utility room with washing machine, tumble dryer and additional fridge and large freezer compartment
- Cloakroom
- Bedroom with two single beds, with an en-suite bathroom, with bath only, w.c and wash hand basin

## *First Floor*

- Bedroom with double bed, with wardrobe space, with access to feature balcony with table and chairs, with an en-suite bathroom, with bath only, w.c and wash hand basin
- Bedroom with zip & link beds, wardrobe space and en-suite shower room, with shower cabinet, w.c and wash hand basin
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## *Exterior Grounds*

- Large terraced area
- Outdoor dining
- Garden furniture
- Large lawn area
- Access to the Loch
- Barbecue
- Private jetty/pontoon and slipway

## **Additional Facilities**

- Wi-Fi connection
- Central heating
- Cot and high chair
- DVD player
- Hot tub
- Sky TV
- Parking

## Location & Local Information

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, a huge garden and day trips to places like the Isle of Bute and Tarbert. You can also use the Visitcowl 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 Village	<b>Kames (8.7 km)</b>
Nearest Town/City	<b>Tighnabruaich (12 km)</b>
Nearest Restaurant	<b>The Kilfinan Hotel (4.8 km)</b>
Nearest Bar/Pub	<b>Kames Hotel (8.7 km)</b>



Nearest Supermarket	<b>Morrisons, Dunoon (46 km)</b>
Nearest Beach	<b>At the end of the garden (100 m)</b>
Nearest Golf	<b>Kyles of Bute Golf Club (8.5 km)</b>

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## What we love

- Guests will enjoy stunning Loch views from the large grounds
- There is a boat available for those who have their Level Two Powerboat License
- One of the bedrooms is situated on the ground floor, ideal for those who struggle with stairs

## What you should know...

- Please ensure that children are supervised by a responsible adult when they are near the hot tub or exploring the grounds

# 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 pm
- Departure time: 10 am
- End of stay cleaning included?: Yes. However, 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.
- Linen & towels included?: Yes, Bed linen, and towels are included in the rental price.
- Energy costs included?: Yes, included in rental price.
- Heating costs included?: Yes, included in 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!)
- Minimum stay: 7 nights (Please note that short breaks can only be booked within 4 weeks of the start date)
- Changeover day: Friday
- Pets welcome?: Not allowed.
- Smoking Allowed?: Not permitted.
- Tax: Included in the rental price.
- Other Ts and Cs: Stag and Hen bookings may not book this property, unless discussed in advance for approval.
- Other 2: 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.
- The maximum number of people which the house will accommodate is 8 (plus one baby in a cot) and this number must not be exceeded at any time.