

## Point Cottage

### Accommodation

From the entrance door you enter straight into the ground floor Reception Room which is also the Kitchen, (equipped with Oven and hob, Sink, fridge, kettle, toaster, cafetiere, hand blender, tea towels, cutlery, crockery etc). We supply Instant coffee and tea bags. You are also welcome to use basic cooking supplies like oil and herbs that you find there but could you replace any that run out. Thanks.



On the ground floor there is also the Bathroom with wash hand basin, Toilet, Bath (with Shower over), an airing cupboard containing the hot water tank (heated by an immersion heater) where sheets, towels, pillow cases etc., and iron are kept and a lobby with books, games etc., and the porch where coats can be hung up and wellies kept.



Stairs from the Reception Room lead to the First floor landing with the main bedroom to the left with double bed and hanging and storage space and a small toilet with wash hand basin adjacent and to the right, a bedroom with 2 single beds. Bed linen and towels supplied.



### **Garden Room**

Point Cottage also has a Garden Room with a lovely outlook across to Clach Thoull (the huge rocky outcrop behind Port Appin on the mainland) and over the Lynn of Lorn.

The Cottage and Garden Room face South East and are sheltered from the prevailing South West wind by the hills behind the Cottage.



### **Heating**

Heating is mainly provided by an electric Storage radiator in the Main Reception Room which heats up overnight and releases the heat during the day and evening. If it's very cold, the wood burning stove can be lit. There is usually plenty of firewood behind the house – (extra kindling in a big feed bag in Utility Shed). There are also electric panel radiators in the bedrooms, if needed.

## **Water**

Our water is a private supply from a spring in the cliff behind the house. This is shared with neighbours and is filtered and tested annually.

There have been dry periods in recent years when it has been essential to conserve water supplies due to the spring ceasing to supply water into our tank. We will warn you if this is expected to be an issue and will let you know how this can be managed.



*View across the Lynn of Lorn*

## **Broadband and Wifi**

Point Cottage has broadband and Wifi but no TV though you should be able to access streaming platforms to which you are subscribed to play programmes of your own choice on your own device/s.

## **Utility Shed**

The Utility Shed behind the canopy over the main entrance door to the Cottage contains our Washing Machine and Drier a very small Freezer and a Microwave all of which are available for your use. This shed also has the Water Pump which automatically pumps water into our Cottage system when a tap is opened. The shed also contains our filtration system.

## **Parking**

There is free parking for one car on the property.

## **Dogs**

If you want to bring a dog, please enquire with the owners first.

**Further info** about the Cottage will be supplied after booking.

### **Letting and Booking**

We let the Cottage by the week from Saturdays. Rates are £550 - £800 per week depending on the Season.

High Season is July and August and a small part of June and September and Christmas and New Year.

Shorter lets: we generally let Saturday to Saturday but it's worth enquiring if you want a shorter let (minimum 3 nights within the Saturday to Saturday period.)

On booking we require payment of a deposit of £100 and to keep your booking the balance of your rent must be paid no later than 6 weeks before the letting commences. Your booking may be cancelled without penalty up to 6 weeks before start of the letting. If the booking is cancelled later than 6 weeks before the start of the letting return of the deposit and any other prepaid rent will be in the absolute discretion of the Owners.

If you would like to book or enquire further, please contact us by phone to Richard or Morag Fowler 07887 710054 or by email to [pclettings@yahoo.com](mailto:pclettings@yahoo.com)