

Further information & inventory - Bracken Cottage

Bracken Cottage is a good sized 2-bed mews cottage located on the westerly aspect of the courtyard. It has amazing views over adjoining farmland down the hill towards the ocean and the islands beyond (Gigha, Islay, Jura). Outside, you will find plenty of parking on the shingle driveway, as well as grassy areas to sit/play with picnic tables. Superb sunsets can be experienced from this location - be sure not to miss it! The interior décor is themed on the naturals and browns of the native wintry bracken, with dark contemporary furniture. Floors are oak or cream carpets. The heating is underfloor electric storage heating, assisted by eco-friendly 'under-ground heat source' piping laid outside (electricity is included in price). Beds are fully made up using feather duvets and pillows as standard (please request non-feather if preferred)

LAYOUT: (ground) open plan living, dining, kitchen, store, bathroom; (first) bed 2, bed 3

kitchen	electric oven, grill, hob & extractor, microwave fridge with icebox, washer-dryer cream gloss units with laminate worktop, steel sink & drainer mugs, cups & saucers large plate, small plate, bowls sugar bowl, milk jug, tea pot, coffee pot, egg cups suace boat, cheese grater, colander, sieve small and tall glass tumblers small & large wine glasses, champagne glasses non-breakable plastic glasses, bowls & plates for kids bottle openers, rolling pin, pastry brush tea towels, oven gloves plastic mixing jug, funnel, large & small plastic mixing bowls 5 pce stainless steel pan set 3 pce Pyrex casserole set cutlery sets knives, forks, dessert, soup, t-spoon ceramic serving bowls 7 pce steel utensil set 8 pce plastic kitchen tool set 8 pce professional knife block set kitchen scales silver housewares set-bin, dish drainer, bowl, cutlery tray Solid wood butchers block, 2 trays bread bin, coffee, tea, sugar pots, spice jar set, roll holder washing up liquid, scourers tablemats & coasters biscuit barrell, toast rack, caffetiere oven trays, steamer sash window (east-facing)	bathroom:	bath with shower over, wc, basin bath mat, electric towel warmer 2 tier glass, chrome wall rack beaker & toothbrush holder pedal bin, toilet brush, loo roll holder wall mirror with light over sash window (courtyard-facing)
	bed 1	robe, drawers, 2 x bedside cabinets mirror, chair double bed 2 x lamps, accessories velux (courtyard-facing) and dormer window (west-facing)	
	bed 2	robe, drawers, 1 x bedside cabinets 2 x single beds 2 x lamps, accessories velux (courtyard-facing) and dormer window (west-facing)	
	cupboard	3 x indoor clothes airer vacuum cleaner, ironing board & iron mop, bucket, dustpan/brush, long brush, scrubber, cloths coat hooks	
	Available on Request (additional cost may be applicable):	highchairs & travelcots towels fold-away guest bed (will fit in bed 1 or lounge) hypo-allergenic (NON-FEATHER) duvet & pillows BBQ stone kennels with runs (located near walled garden) wooden kennels not available at this location.	
lounge	chair and sofa bureau, coffee table, 2 side tables portable CD/radio, 19" TV/DVD table lamp rug, doormat, clock, accessories sash window and patio doors (west-facing)		
dining	4 chairs & table		

Exterior: communal gardens, mainly laid to lawn with borders and hedging. Fencing separates the adjoining farmland (mainly sheep grazing) pebble/shingle driveway leads up the hill to communal parking areas. Wooden 'A-frame' picnic tables surround the perimeter to take advantage of the views, and there are also a couple in the sheltered courtyard for use on more inclement days! Childrens play area is located in the walled garden, just a 5-10 minute walk through the estate (through a small field and down the track). The beach is at the foot of the hill, appox 10-15 min walk down the drive, across the road and through a large field.

Pets: Dogs are NOT permitted to stay inside Bracken Cottage. We have one cottage on the estate allocated as 'pet-friendly' and this is one of the Dolls Houses (The Dolls House). If you require further information about the kennel facilities we have, please do not hesitate to ask.