

Loch Awe Boathouse

Guest Information

Achnacarron

Welcome to Loch Awe Boathouse - we hope you enjoy your vacation here and take time to relax and unwind. Achnacarron is an amazingly peaceful and tranquil haven in which to enjoy each other's company and reconnect with nature. Time will fly, our advice: sleep rest and relax and don't spend your week driving hundreds of miles looking for discoveries that are right on your doorstep! We have tried to think of everything that will make your time here more pleasant. We are slowly working through landscaping the grounds and plan to develop lovely areas to sit and contemplate while enjoying the abundance of wildlife around Achnacarron



Loch Awe Boathouse
Achnacarron
Kilchrenan
By Taynuilt
Argyll, PA35 1HE.

Caretaking – Emergency Number

Fiona Sutherland

Mobile: 07947 778892
Fiona395@hotmail.com

Unique Cottages – Booking agent

Office: 01835 822277
enquires@unique-cottages.co.uk

Simon Wain - Owner

Mobile: 07850 722721
Email: simonwain@hoplands.com

Loch Awe Boathouse

We have provided some essential information for your guidance in the property. It covers all the facilities in and around the property, some ideas on places to eat essential numbers our contact details and the water sports acceptance and disclaimer form. Should you need any help while on your holiday please feel free to call or Email.

Should you decide to use the water sports equipment please be aware that most of the shore line is private. The Canoes, Kayaks and paddleboards are stored under the Boathouse and access is via a coded pad lock. The number will be passed on to you once you have read and accepted the terms and conditions & signed the electronic signature box on the web site – bottom right corner.

There have been over 50 species of birds recorded around Achnacarron in a single week. Ospreys are regular visitors in the summer and it's not unusual to see them in front of the Boathouse. There are several nesting pairs that come to Loch Awe to breed each year. Sea Eagles occasionally pass over and there are a wide range of falcons and hawks. On the Loch you will see a myriad of waterfowl ranging from Cormorant's to Grebe's and Divers.

There is one bird that you may come across close to the property and that is the infamous hooded crow. 'Hoody's' like to make their presence felt. These intelligent birds have a habit of sitting on the balcony and tapping the windows as they see their own reflection in them. Being very territorial Corvid's will attack the interloper, not realising its their own reflection! So if you do hear a knocking noise around sunrise, it could be one or two semi-resident Hoody's that regularly visit the property.

We very much hope that you enjoy your holiday here and around Argyllshire and that we may have the pleasure of welcoming you again in the future. If time please leave some comments in our guest book

For the walkers amongst us have a look at: <http://www.loch-awe.com/things-do/walks-in-and-around-loch-awe/>

We hope you enjoy our home as much as we do

Simon & Shelley

Loch Awe Boathouse

Accommodation

We want you to relax and enjoy the Boathouse however we kindly ask that you use the accommodation and its contents with care and leave it in as clean and tidy a condition as possible when you leave. We have never been in a position where it has been necessary to withhold deposits for additional cleaning and repairs and would love to keep it this way.

We fully appreciate that accidents can happen, but we would rather know about this at the earliest opportunity (even during your stay if it presents a problem) than discover an issue that has not be reported at the end of your stay. This allows us to deal with any issues promptly for your benefit and future guests.

If a breakage occurs, please let us know by text or Email before you depart. If it is something that materially affects your holiday, please contact Simon directly on the numbers given and we will attempt to rectify matters at the earliest opportunity. Often, we can bring a replacement within 24-48 hours, but it does depend on what and how crucial it is.

It is our objective to maintain the property to the highest possible standard - as you will hopefully experience upon arrival - as well as ensuring it is in the same pristine condition for incoming guests following your stay.

Barbecues – Fire Pit

We have found BBQ's a health hazard and virtually impossible to clean after clients leave due to there being insufficient time between changeovers. Disposable BBQ's are available from Oban and most garages. If you do plan to use a disposable BBQ please avoid using them on any area of grass as it never recovers from being scorched - the Pier is a good place or the gravel/shale around the shore – The fire pit on the shore is fun for cooking on and there is an abundance of wood available around the site.

Loch Awe Boathouse

Boat Store Basement

This part of The Boathouse is retained for the storage of water sports equipment unless you have completed the equipment usage document we will not have been sent the code for the pad lock (You can complete this electronically when you arrive) There are several thousand pounds of equipment in the boat store and this must be locked after each use – If you are away in the Canoes for the day please lock the door. The water storage and treatment system is kept in this area – please don't be tempted to press any buttons! The keen eyed amongst you may spot a swallow's nest above the double doors below the balcony.

Bedding, Linen and Towels

Beds are made up prior to your arrival during the window between guests leaving at 10am on Saturday morning and your arrival after 4pm on Saturday afternoon. For back-to-back two-week stays, an additional week's bed linen and towels are placed in the wardrobes. Towels are provided as one hand towel per person, one bath towel per person and one bath sheet per person. Beds are provided with 4 pillows. Additional blankets are stored in the wardrobes. Please do not remove any linen or towels from the property to use outdoors. There are Beach towels in the utility room for your use outside.

Boat Hire

Boats can be hired from Loch Awe Boats at Ardbrecknish (on the other side of the Loch directly opposite the Boathouse). The owner is **Cliff Evans**. If you telephone the day before you require a boat you can arrange for him to come across the loch to Achnacarron and drop a boat off for you.

Telephone 01866 833256 or 07703 112422

Prices for a rowboat are approx. £25 per day - for an open motorboat with 4HP motor £45 per day.

Boats are supplied with fuel and buoyancy vests. He also hires fishing tackle and can help with a Ghillie if you need someone to show you the best places to fish.

Loch Awe Boathouse

Doors and Keys

The key bunch in the key store lock contains the front door key and light fob. **The code must be entered to OPEN and LOCK.** The balcony door key is kept in the draw next to the door. If you were leaving the house for any length of time we would advise that you lock the doors and if leaving the property altogether for the day or longer shut the top gate. We have never had a problem with interlopers, as the road is private and clearly remote. Access by water is very public and the shoreline is private property. Please leave the keys in the Key Safe where you found them when your stay is completed.

Drinking Water

The water supply is from a private hillside source. The water seeps from a spring and is collected in a series of holding tanks high up on the hillside before being fed by pipe to the Boathouse where it enters the house underground and into a 2500 Litre storage tank in the basement. Here it is **UV Treated and Filtered** before being pumped upstairs into the house plumbing system. The water can become discoloured, particularly after rain, which some people find off-putting. Whilst there is no reason to assume the water is unsafe you may prefer to use bottled water for food preparation and drinking. We have left an initial supply for your use. We often advise people to boil the kettle two times before drinking the water in hot drinks – The water quality is tested by Argyll and Bute Council's environmental health office on an annual basis and passed fit for use.

Drainage

Drainage is to a private septic tank. **Septic tanks are extremely susceptible to becoming blocked if inappropriate items or non-organic materials are disposed of down the toilets.** Flushing anything other than toilet tissue and what comes naturally will lead to the septic tank being blocked and could lead to complete blocking of the disposal system, or worse serious pollution. The worst items are ladies personal sanitary pads. **So please, it is very important to only flush toilet tissue (not any other kind of paper) and whatever comes naturally down the loos.** Everything else should go in the waste bins provided. Regrettably, failure to observe this advice could result in guests being held accountable for any blockages or damage caused.

Loch Awe Boathouse

Entertainment

There is a TV on the wall on the ground-floor sitting area with a built-in DVD player. There is also a Roberts CD/Stereo that may take some devices. Upstairs there is a larger television with separate DVD player, plus a selection of DVD's. There is a selection of games in the large basket under the coombes. There are also several books and magazines plus some reference guides for the general area. We would kindly request that none of these items are removed from the property or exchanged.

Equipment and Domestic Appliances

Operating manuals for all items of equipment can be found in the folder titled **Boathouse Household File**, which is stored in the console unit next to the chimney/firewood basket.

Achnacarron Farmstead

The neighbouring hill farm was formerly a thriving cattle and sheep farm as recently as 2011. Nowadays they have a small flock of black-faced sheep and graze a few Highland Cattle. From time to time these may wander down from the hills into the farmstead, and on very rare occasions find a way into our grounds. The Palmer family reside at the farm and have done so since the 1960's they prefer to lead a simple and private life. At the turn of the century Achnacarron Farm was just a small part and one of several local "home farms" owned by an Edinburgh industrialist called William Campbell-Muir. This gentleman owned much of the land around the north end of Loch Awe. The whole estate ran to some 8,500 acres at its peak including several large houses to the north of Loch Awe. If you intend to walk around the area, please keep to the identifiable tracks crossing the hills. It's worth keeping in mind that while most landowners and farmers are amenable to walkers, there is always the odd one who might not be so facilitating.

Loch Awe Boathouse

Farm Track

The farm track was re-graded, re-surfaced and the drainage ditches re-dug in June 2014 and regraded again in 2015. The level of rainfall in this area is so high that gravel tracks can be washed-out in a few hours and potholes and ruts emerge from time to time. We attend to these as and when we become aware and when needed. The access road is shared with the neighbouring hill farm and we depend on them to maintain the track as the main user of it. At the start of 2017 Achnacarron Farm began a project of tree planting to replace livestock farming with a woodland creation project, for which they receive grant funding from the Scottish Government. In the longer-term their new broadleaf woodland will be a tremendous visual improvement to the hill ground approaches to Achnacarron. In the short-term there has been some track upheaval and mud and debris carried onto the road by tractors and equipment involved in the tree planting. In due course and with the aid of rainfall this should all wash away.

The forestry have planted the fields either side of the road now with hard wood trees throughout 2017, which has caused unprecedented use of the road this season. Although this helps deter uninvited visitors the road is now in need of a new lease of life! The road is being re-dressed In November this year 2017 ready for 2018. Please accept our apologies for the bumpy ride.

Fire Safety

As the property is primarily made of timber, extra care should be taken where naked flames are concerned. Candles may be lit but only in the open plan kitchen/dining/sitting area and specifically in the tea-light holders provided. There are emergency candles and matches in the Utility room in the event of electricity power loss, and these should be used in a suitable container so any hot wax is controlled. Please read the fire safety notice affixed to the side of the kitchen wall cupboard.

Loch Awe Boathouse

First Aid

There is a first aid kit in the Utility Room in one of the wall cupboards. We would be grateful if you would leave a note of any items used in order that we know to replace them next time.

Fishing

The Trout Fishing Season is generally between March and October (exact dates need to be checked with permit issuers such as local post offices or Loch Awe Boats). Pike can be fished throughout the year. As Riparian Proprietors (ownership of land bounding upon a water course) we can give permission for you to fish from the Achnacarron shoreline and from a boat anywhere on the loch. Please see the enclosed permit, which you should produce within a reasonable period if you are requested to do so by any of the loch's Wardens, who should be carrying appropriate identification.

The Achnacarron shore is an official "Exclusion Zone" which means that **only you** can fish from this part of the shore. In the unlikely event that you are disturbed by anyone fishing here you are within your rights to advise them of the fact that (a) they are on private property (technically it is Trespassing) and (b) there is an official exclusion zone, and you may request them to leave. If you have any difficulties in this regard please telephone.

Permits that are issued are specific about local fishing regulations and where not to fish; legal fishers should be aware of these rules. But it should be noted that an exclusion zone in no way restricts the rights of anglers to fish from boats directly off the "excluded shore" and occasionally the odd boat may pull up close, perhaps following a fish, or because the boater is a bit nose! Discretion is encouraged, and may be the best approach when dealing with frustrated fishermen/women.

Loch Awe Boathouse

Gardens and Grounds

Achnacarron Boathouse grounds extend to around 6 acres. You are free to roam the wooded policies but please note there are several stacks of timber from wind-blown and damaged trees that are being progressively felled. **Please do not climb on the timber stacks they can be unstable (and dangerous as a consequence).** Just as we tidy up one set of wind-blown trees, another group seems to get brought down the following winter! The stacks are gradually being converted to firewood. We have recently constructed a giant log store to store and season the felled timber for firewood.

Walking around you may notice a series of terraces and a flat section covered by spruce trees. These were the former terraced gardens and tennis court of a grand Victorian mansion that stood at the northern end of the property until the early fifties. This was known as Achnacarron Lodge. Sadly, it was raised to the ground by fire in 1954. There was an even earlier lodge that the mansion house replaced, but this was also lost to fire way back in 1904. There are also the remains of two other buildings; a former caretaker's cottage adjacent to the track (also burnt down!) and the remains of a ruinous building called the Winter Boathouse secreted away in the bottom corner of the grounds.

The gold framed colour photograph on the wall next to the dishwasher shows the Winter Boathouse as it stood in the fifties and behind it the burnt out remains of the Mansion house shortly after the fire. Planning permission has been sought and gained for a large family house to be rebuilt on the site of the former mansion.

The gardens around the Boathouse have gradually been improved but there is still a lot more work to be carried out over the coming years.

Maintenance & Gardening

It is possible during your stay our Gardener may arrive to cut the grass or weed a border or water some plants. Stephen has access to the garages and sheds at the north end of the

property where some equipment is stored, and the basement. Hopefully any visit should not impinge on your privacy.

The windows are cleaned regularly due to so many birds and insects constantly alighting on them. The local hooded crows can make a lot of mess around the windows

Loch Awe Boathouse

Gate and Access

Several people have access to the property and have keys to the entrance gates. Our Gardener (Stephen), Tree Surgeon (Ross), Window Cleaner, Housekeeper and a local landowner also have access, but with the exception of the Gardener, nobody should be present around the property during your stay.

Contrary to common opinion, the Scottish Land Reform Act does not give anyone the right to wander or roam through private homes and gardens, no matter how rural.

If anybody attempts to gain access to the grounds, or you discover anyone in the grounds, or on the pier or slipway (the occasional avid photographer has been known to set up on the pier believe it or not!) you are quite within your rights to inform them that this is private property and they are trespassing. The 'right to roam' **does not permit anyone** the right to enter a private home, its garden or anywhere else within its curtilage. The boundaries of The Boathouse are all securely fenced, gated and have clear signage, so there can be no reason for somebody to accidentally find their way into the property.

In an effort to maintain privacy we have installed several signs advising it is private property. There have only been a couple of instances in the last 8 years, but forewarned is forearmed. Advising any interlopers that you are going to contact the Owner usually has the desired effect.

Pest Control

As we are situated in a rural environment, naturally, wildlife abounds and it is not uncommon to be accosted by a duck, or two, at the loch edge, and for geese to use the gardens overnight for roosting. Deer sleep amongst the trees and can frequently be seen at

dusk and dawn. So, if wildlife does encroach from time to time please, there's no need to be alarmed. You may also see the occasional field mouse – please don't be alarmed

Loch Awe Boathouse

Heating & Wood burner

Wood Burner; The wood-burning stove is configured just to burn wood – coal must not be used. It operates best with a layer of ash on the bottom so when cleaning its best to leave some spread across the bottom of the Burner. It has a riddled grate with a collection pan underneath so you can rotate the grates and empty the ash into the pan for easier cleaning and disposal and to increase or reduce the 'draft' to pull air into the fire to help it burn better. The most efficient burning can be achieved by using the air regulators on the front with the door closed. Never run the Wood Burner with the door open.

There is a stockpile of wood in the log baskets and a supply of ready-cut logs in the Log store in the garden, which you may help yourself too. The code for the wood shed is **3027** on the rare occasion the wood has been used feel free to have a go cutting a few logs – Be careful and don't over do it – its hard work. **If you choose to chop wood this is entirely at your own risk and the owners take no responsibility.**

Please do not use the chopped wood for a fire on the shore line in the **Fire pit**, however you are welcome to help your self to some from the large wood store and around the grounds – there is stacks of wood around - enjoy

Individual electric Wall Heaters: These heaters are from Rointe; they are a new style of heater filled with a heat retentive gel. They are pre-programmed to come on during the morning, midday and early evening. They are all controlled independently However, in the summer we turn them all off completely as the house can get very warm. If you wish to have the heaters on, then turn them on at the wall first (if there's a switch) and then press the "on button" in the middle of the control panel. Some of the heaters have no electric switch in which case just turn the heater "on" at the control panel. Press the button again if you see the word "standby" and wait for the screen with the temperature on it to appear. You can then press the bottom button and switch between Manual

operation (M on the screen) or Automatic operation (A on the screen). With the plus (+) or minus (-) buttons set the temperature. See instruction manual for full details.

Iron and Ironing Board

An iron and ironing board are provided for your use. Both are stored in the tall utility room cupboard along with the water cup for filling the iron. The Drying Cupboard houses a clothes airier, mop, bucket and brush

Loch Awe Boathouse **Midges (wee beasties)**

Fortunately, midges prefer other locations around Loch Awe - We do not generally get them around the Boathouse due to the constant breeze. That is not to say there are none - of course there are days when the temperature, the wind and other conditions are just perfect for these “flying demon’s” to become a real pest. Most of the time, with the breeze prevailing down by the loch edge, and when the sun is out, Mr and Mrs Midge do not bother anyone much. However, to those unaccustomed to the Midge, they are often encountered in the highlands and can be a real nuisance. By an ironic quirk of nature, it is only the female midge that bites. There are various potions, lotions and gear that can make life alongside the midge more tolerable and we suggest if you cannot abide these wee beasties then you visit Oban to invest in some suitable WMD’s (weapons of midge destruction). **Skin so soft by Avon is essential repellent.** Most chemists can advise you about successful sprays and other forms of retaliation. Shops such as Nancy Blacks and Anglers Corner, sell midge hats. If you are sitting out on the veranda and they start to bother you, simply move the fan blower out and point it at yourself and that tends to blow the midges away.

Outdoor Furniture

There is a picnic table outside the house with parasol base. The parasol itself is stored in the shed. To attach it to the pole, place the parasol into the brass hole and engage. There are some additional chairs and loungers in the shed. There are seats and benches on the balcony and seat cushions inside the house. Please bring the cushions in and put the parasol down and away each evening as there’s a good chance they will have blown away by the next morning as the wind can get up unexpectedly!

The shed should be kept locked whilst you are away from the property as it contains an axe plus other equipment and furniture. If you fancy a bit of wood chopping, please return the axe to the shed after you have finished. The code for the shed padlock is: **3027**
If you choose to chop wood this is entirely at your own risk and the company take no responsibility

Smoking

The property is specifically advertised as a **non-smoking** property. It only takes one smoker in a property to render it permanently spoiled for non-smokers. Please do not smoke in the building, as it will spoil the environment for other guest.

Smoking is not permitted inside the Boathouse Accommodation

Loch Awe Boathouse

Refuse

General Refuse is collected once every three weeks, at present early on a THURSDAY morning and therefore the bin's need to be put out beforehand. Refuse is only picked up from the Boathouse wheelie bin located at the side of the road to the entrance track. Please bag all garbage in black bags and tie securely to avoid bags being plundered by birds and animals before depositing in the Loch Awe bin. The Wheelie has a lock and the key is in the key safe on the post – same code as the house. Please bag any remaining rubbish before you leave and take this along to the Boathouse wheelie bin. **Please do not leave any rubbish in the black bin near the Boathouse removed it to the Boathouse wheelie bin at the entrance when you leave.**

Telephone and Wi-Fi

You will find some useful telephone numbers (including Doctor, Police, Dentist) within this General Information Pack. There is reasonable mobile coverage in the area (Vodafone and O2 are usually strong). Because most people now have mobile phones we do not provide a phone in the property although there is a telephone line and Internet connection. We provide free Wi-Fi in the property. However, sometimes localised power cuts followed by reconnection, or lightning storms, can cause power surges that knock out the Wi-Fi, sometimes permanently, requiring the unit to be replaced. This happens several times a year. We leave a spare BT Wi-Fi Router in the property for such eventualities, but occasionally the BT connection is damaged and this can mean no

Internet connection. If the BT connection is damaged, it generally takes a week or longer to get it repaired as BT engineers are thin on the ground in these parts.

The **Log In** details for Wi-Fi access are retained in the back of the home hub unit on a plastic card - please replace this in the back of the router after you have used it.

Electric Fair Usage

We allow for 250 units of electric a week inclusive, which seems to be ample. Please could you fill the form out with the meter reading when you arrive (box out side front door – key in the door) and leave any funds with the form for the cleaning team – happy to round up or down. Make good use of the wood burner as its very efficient and very romantic! Thank you

Loch Awe Boathouse

Water Heating

A pressurised tank with thermostatic control is used to maintain hot water temperature and powers the water system. **However, in times of heavy usage, and certainly if there are more than 2 guests staying and showering at similar times you will possibly need to top up the hot water by using the “Boost” button located in the Utility Room and denoted by the Blue Light.** You can boost the hot water by up to 2 hours. This system automatically cancels itself after the time expires. The water is timed to heat up between 0600 to 0900 hours each morning and between 1700 to 2000 hours in the evening. The thermostat should keep the water hot beyond these hours. The hot water timer is in the hallway. IF there has been a power cut and the timing is affected, you may adjust the timer back to the correct time so that the normal heating times correlate with the times of day they have been set to come on and go off.

Changeover Day

The Boathouse is checked between lets and thoroughly cleaned and presented for the next guests, but its isolation does present logistical problems. It would therefore be of great assistance if you would leave the accommodation at the end of your stay

in as tidy and clean a condition as you can. Please do your best to tidy up, wash dishes, empty bins,

Please don't forget to leave the keys as directed in the Key Safe making sure you have securely closed and locked it.

Please leave the electricity form if applicable.

Loch Awe Boathouse
Restaurants / Eating Out:

Kilchrenan Inn (2.5 miles): Has only recently been refurbished and under new management who are doing a great job and turning out great food in a really cool setting. The food, ambience and décor are rapidly making this gastro pub the one to visit.

Taychreggan Hotel (3 miles): Lovely lochside setting. The hotel is clearly shabby chic! However it has a lovely charm and servers lovely afternoon and high tea – we love sitting in the garden with a glass!

Ardanaiseig Hotel (3 miles): A fine Scottish baronial style country house at the end of the public road (about 2 miles on from the Achnacarron turn off) and, again in a superb loch-side setting. Lovely for afternoon tea with an A la Carte menu for the more deserving customer.

Taynuilt Hotel (7 miles): This is a typical local pub with a separate dining room if one wants. Good portions and value.

Robins Nest Tea Room (7 miles): This is a lovely tearoom run by local ladies with home made food – we love the broth and a cup of coffee – well worth a visit to refuel.

Oyster Inn / Ferrymans, Connel (15 miles): Merry-go-round management, but some dramatic changes to the look; new paint job; signage; but what about the food? Always found it a bit bland, but if they have a new chef, then worth trying, things can change. Great setting.

Poppies Garden Centre & Tea rooms, Dunstaffnage, (17 miles): Marion & Gary have created a special environment with outstanding food. The views of Ardmucknish bay are amazing. Great gift shop

Cuan Mhor (Oban): Has to be one of our favourites. Great beers and wines, fantastic food, service great and on the sea front. Perfect!

Grocers:

Grahams Taynuilt 01866 822248

Oban Banks:

Clydesdale 0844 736 2616

RBOS 01631 562177

Lloyds TSB 0845 300 0000

Loch Awe Boat Hire 01866 833256

07703112422

Taychreggan Hotel 01866 833211

Kilchrenan Inn 01866 833130

Loch Awe Boathouse

Canoe, Kayak and Paddleboard usage

Terms and Conditions

The Company is Loch Awe Boathouses. The Client is any person/s or company who uses or has agreed to use Equipment from the Company. Equipment means items provided by the Company detailed in this agreement and used in conjunction with this agreement.

1. An adult must accompany anyone under the age of 18 on their trip.
2. Clients Guest's and children must be supervised and accompanied - you have sole responsibility.
3. All clients must wear a buoyancy aid at all times whilst on the Loch.
4. A minimum of 2 people must paddle a Canadian canoe unless the client has previous experience. Paddleboards and Kayak can be used individually
5. Equipment must be lifted into the water and not dragged across the rocks.
6. It is advised that all participants are proficient swimmers.
7. Boathouse clients can only use equipment on Loch Awe.

8. Usage is subject to safe Loch levels and weather conditions. Please be aware of weather conditions and keep close to the shore. Please **do not** try and navigate across Loch Awe
9. The client assumes complete responsibility for any loss or damage to equipment during the period of use and agrees to pay for any loss or damage of equipment (allowing for fair wear and tear) Clients **must** report lost equipment so that other Guests will not be let down.
10. The client will ensure that all equipment is kept in their possession throughout the usage period and is not left unattended at any time.
11. The client agrees not to sell, sublet or dispose of any items of equipment.
12. The client will allow access to equipment at any reasonable time by company representatives for the purpose of inspection, repair or removal.
13. Clients must be considerate to all other Loch users i.e. fellow canoeists, powered boats and fisherman.

Loch Awe Boathouse

Loch Awe Boathouse

Canoe, Kayak and Paddleboard usage

Terms and Conditions

14. Clients are responsible for ensuring they have the correct clothing, and are fit enough to complete any trip comfortably.
15. Consumption of alcohol in boats is not permitted at any time. Alcohol can be carried for consumption off the water (overnight camps etc.).
16. Clients who appear under the influence of drink or drugs will not be allowed access to Canoes, Kayaks and Paddleboards.
17. Fishing is permitted under the Achnacarron licences – **YOU MUST THOROUGHLY WASH THE BOATS AFTER FOR NEXT GUEST'S**
18. There must be a designated responsible adult over the age of 18 years for any use.
19. The designated responsible adult must agree to these terms & conditions and ensure that all of the party are aware of them. By signing this agreement the client is agreeing that those taking part are competent to do so. If you have any doubt about the competency of the users you should not agree for them to participate on your trip.
20. The designated responsible adult must ensure they have read and understood the safety information and ensured that all of the party are aware of this. By signing this

agreement each participant will be confirming they have read and understood the safety information.

21. **DISCLAIMER.** The owners of Loch Awe Boathouse will not be liable for any death, personal injury, or loss of or damage to goods arising out of their client's use of canoes, kayak and paddleboards unless that death, personal injury or loss of, or damage to the goods arises directly from an act of omission on the part of the company, its servant or agent.
22. Canoeing, Kayak and paddle boarding are inherently dangerous activities with a danger of personal injury or death attached. Participants in these activities should be aware of and accept these risks and be responsible for their own actions and involvement. By accepting these Terms and Conditions you are confirming that you are aware of this and accept the risks associated with this activity.

Loch Awe Boathouse

Loch Awe Boathouse

Canoe, Kayak and Paddleboard usage

Terms and Conditions

23. Loch Awe Boathouses does not have any responsibility whatsoever for loss or damage to your personal belongings. You accept that you are taking your personal property on to the river at your own risk.
24. Clients booking by telephone or email will be deemed to have read and accepted these terms and conditions. Electronic acceptance is deemed to be a contractual commitment.
25. Clients with existing injuries should not participate if the nature of the injury will affect their ability to take part in the activity.
26. We strongly recommend pregnant persons do not take part in any of the activities on the water if they are over 6 months pregnant – You are advised this is entirely at your own risk.
27. We strongly recommend that you take out personal accident insurance to cover your participation in these water activities. We also advise that you take out liability

insurance to cover you in case your paddling activities result in injuries to third parties
28. We reserve the right to make amendments to these Terms and Conditions without notice.

29. Guests are responsible for checking all equipment is servable for use

Loch Awe Boathouse

Loch Awe Boathouse

Canoe, Kayak and Paddleboard usage

Terms and Conditions

Once the signed agreement has been received we will send the code for the boat store lock – this room is located underneath the Boathouse and must be locked after each use.

Please leave the boat store in a clean and tidy condition ready for the next guest. Life Jackets need to be hung up on the rack and paddles left in the paddle rack. We understand that equipment will get damaged from time to time – Please let us know if paddles or life jackets have been lost as we are contractually required to provide them for our guests.

There are often several Canoes, Kayaks and paddleboards locked – these boards either belong to clients or are for private use by the family.

We provide a minimum of 1 Canadian Canoe, 1 two seat Kayak and one paddleboard with associated paddles (all double paddles)

We provide various life jackets from small to extra large – there should be two of each.

PLEASE DO NOT USE WHITE TOWELS OUTSIDE – ONLY USE THE BEACH TOWELS PROVIDED – THANK YOU

Responsible Adults name -

Signed -

Date -

Fishing Permit

Fishing Permission

Loch Awe Boathouse, Loch Awe, Argyll, PA35 - 1HE

**Simon Wain
Loch Awe Boathouse
Achnacarron
Kilchrenan
Taynuilt • By Oban
Argyll • PA35 1HE**

2018/2019

TO WHOM IT MAY CONCERN

THE BEARER and members of his/her party has my/our consent to fish the waters of Loch Awe by all legal methods for non-migratory species.

.....

Mr S Wain

Riparian Proprietors – Loch Awe Boathouse & Achnacarron Lodge

Achnacille • Kilmelford • Loch Melfort • By Oban • Argyll • PA34 4XD
Mob: 07850 722721 • Email: simonwain@hoplands.com

Loch Awe Boathouse

PROPERTY OWNERS POLICY

Policy Number GUL05588 **Broker** Miles Smith Ltd
The Insured Mr Simon Wain
Postal Address Manor Farm Park, Football Green, Minstead, LYNDHURST SO43 7FR
The Business Property Owners
Period of Insurance 18 July 2017 **To** 17 July 2018
Renewal Date 18 July 2018

SECTIONS

SUB - SECTIONS

SECTION GPO - PROPERTY OWNERS

SUB-SECTION 1 - PROPERTY DAMAGE	OPERATIVE
SUB-SECTION 2 - BUSINESS INTERRUPTION	NOT OPERATIVE
SUB-SECTION 3 - TERRORISM	NOT OPERATIVE

SECTION GSI - SPECIFIED ITEMS ALL RISKS
SECTION GGL - LIABILITY

SUB-SECTION 1 - EMPLOYERS LIABILITY	NOT OPERATIVE
SUB-SECTION 2 - PUBLIC LIABILITY	OPERATIVE

SECTION GLP - LEGAL EXPENSES

OPERATIVE

Total Annual Premium	£1,003.00
Including IPT	£1,123.36

Property Owners Policy Wording - Ref No. GPO1.1

Loch Awe Boathouse

Wi-Fi Login Information

To access the Wi-Fi in the property please use the Wi-Fi passcode card which is located on the rear of the Broadband Router

Broadband speed and service in this remote and rural area is variable and can vary from day to day and will probably not operate to speeds that you are accustomed. Neither the property owner nor Unique Cottages warrants that the service will be available constantly (check Terms and Conditions). It is provided purely for recreational and not for business use. If you have made a booking which is wholly reliant on the uninterrupted provision of Wi-Fi, then isolated rural locations such as this are not the ideal choice and you may experience interruptions to service which are common in such locations.

Usage of this Wi-Fi facility should be strictly in accordance with the terms of our Internet Access Policy (see overleaf) and the user is held to be wholly responsible for any illegal internet-related activities

Loch Awe Boathouse
INTERNET ACCESS POLICY

Wi-Fi is available throughout the property and the access details are located on the rear of the Wi-Fi Hub (next to the upstairs TV)

Please make sure you have your firewall turned on, your anti-virus and anti-spyware up to date and you run regular scans.

You may:

- Browse safe internet sites
- Deal with emails
- Use social network media; Twitter, Facebook etc.
- Stream videos via Netflix, Amazon etc.
- Play and download music through legal sites; Apple, Spotify etc.

We request that you do not:

- Try to access any other computer or device on our network
- Carry out any downloading, copying or pirating of copyrighted music or videos without authorisation

We do not accept any liability for any damage to your computer or device, data or software as a result of using our network.

If you are liable for any fines or prosecution due to illegal actions relating to your usage of our Wi-Fi, Internet facilities and equipment, you will be solely responsible. You may also be liable for third party damages claimed by the property owners.

Simon - 2017/2018

Loch Awe Boathouse

Argyll and Bute Water Certificate

Argyll and Bute Council

Comhairle Earra Gháidheal agus Bhóid

**Development and Infrastructure Services
Planning and Regulatory Services**



Municipal Buildings, Albany Street, Oban, PA34 4AW

Tel: Sue Smith

(01631) 572945

Fax:

(01631) 567988

Website:

www.argyll-bute.gov.uk

MICROBIOLOGICAL WATER SAMPLE ANALYSIS REPORT

Client Ref No: EHOLIWP16017

Report Date: 04.04.17

Sample Details :

Client's Description: Private Water

Date taken: 28/03/2017

Date received: 29/03/2017

Sampled by: Sue Smith

Sample Type: WATER- PRIVATE - TYPE CHECK + AUDIT COMBO

Site: Achnacarron Boat House AABOL 0049

Sample Point: Kitchen

Legislation: The Private Water Supplies (Scotland) Regulations 2006

Test Details :

Date started: 29/03/2017

<u>Determination</u>	<u>Result</u>	<u>Units</u>	<u>Method</u>
Total Count at 22C	0	per ml	MEX/52
Total Coliforms	0	per 100ml	MEX/56
E. coli	0	per 100ml	MEX/56
Enterococci	0	per 100ml	MEX/57
C. perfringens	0	per 100ml	MEX/58
Odour	0	Dil number	MEX/61
Taste	0	Dil number	MEX/61

Results which are expressed as "0 or Absent/specified weight or volume" indicate that no organisms were detected using the laboratory test procedure applied.

Opinions/Comments:

The above results are satisfactory.

Loch Awe Boathouse

Electric Fair Usage

We allow for 250 units of electric a week inclusive, which seems to be ample. Electricity is extremely expensive in this area - we very rarely have to charge however sometime electric heaters can be left on all day when out with windows open etc. – We appreciate it's a little inconvenient but we really appreciate your help in controlling the electric costs Make good use of the wood burner as its very efficient and **very romantic!** Thank you

ELECTRICITY METER READINGS

The first 250 units of electricity (Approximately £45.00) are included in the rental. Please read the electricity meter on arrival, it can be found outside the front door and the meter key should already be in the door lock. On departure, please complete this form subtracting the included amount from the amount you have used. Please leave the form in the cottage with cash/cheque for the house keeping team – happy to round up or down (Cheques payable: Loch Awe Boathouse) for any balance accruing.

Meter: (Electricity meter can be found outside the front door)

Reading on arrival (A) (5 white digits)

Reading on departure (B)

Less 250 units included (C)

TOTAL AMOUNT DUE:.....units.

Electricity Usage Calculation: (B - (A+C) @ 18.6 pence per unit = £

NB: Rate quoted includes VAT @ 5% and is the current Scottish Hydro Electric tariff.

Please vacate the property by 10.00am on your date of departure, as house keeping only have 6 hours to prepare the property for incoming guests.

Please leave the property clean and tidy and remove any rubbish in suitable bin sacks to the Green Wheelie bin opposite the entrance to the farm track on the public road.

We sincerely hope that you have an exceptional stay at Loch Awe Boathouse

Safe journey home and thank you for supporting Loch Awe Boathouse
ESSENTIAL ADVICE NOTICE

PLEASE Record your electricity usage upon entry and before departure on the form provided and settle up accordingly before you leave

Please bag up any rubbish at the end of your stay and take it to the green wheelie bins at the start of the track on the main road

Please remember to lock up the balcony door upon departure as well as the front door AND ensure the property is secure when you go out

Please make the effort to have a clean and tidy before you depart. We appreciate that nobody goes on holiday to clean. The cleaners come in and clean after you have gone and it gives them a great head start – they will love you forever if you give them a wee head start. Thank you so much.

Please use the wood burning stove as much as possible as it will save you lots on your electricity

Please be extra careful when clearing or setting up the wood burner, as it can be messy; soot and ash doesn't come out of rugs, furnishings or off surfaces easily

Please honour the 'no smoking' conditions required at this property happy for you to have a smoke outside on the grounds – thank you

Please read the appliance instructions to understand how various items work including the electric wall heaters, hot water instructions and cooker and hob instructions

PLEASE DONT'S 😊

PLEASE DON'T put anything down the toilets other than toilet roll and what comes naturally as the septic tank will become blocked. It typically costs over £400 to unblock and If it does get blocked the Boathouse will be without sanitary facilities for several days – it will be a real pain for you and the romantic walks around the grounds won't feel quite the same as you dive into the bushes to relieve yourself 😊

PLEASE DON'T use candles except in the dining room in the tea light holders provided and then ensure they are properly extinguished.

PLEASE leave the keys when you leave on your last day!

THANK YOU IN ANTICIPATION FOR YOUR CONSIDERATION AND HAVE A FANTASTIC
RELAXING HOLIDAY

Loch Awe Boathouse

Loch Awe Boathouse

ATTENTION

First floor fire Escape Procedure

Dear Guests,

Please be aware that due to fire regulations there are two emergency escape windows installed in the Lounge. The cluster of four windows includes two velux type windows at the bottom under the eaves that give immediate access out of the building onto the roof in the event that a fire prevented exit via the staircase. These windows are not locked as they need to be accessible at all times and as such please ensure appropriate care and supervision with children present who may be tempted to open the windows presenting a fall risk to themselves.

Yours sincerely,
Simon

Loch Awe Boathouse

