

# *Mullans Bay*



*Escape to a haven of peace and tranquility*

*[www.mullansbay.com](http://www.mullansbay.com)*

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Mullans Bay is situated within a 20 acre private parkland setting on Boa Island in Kesh, Co Fermanagh.

We are a family run business providing high quality self catering accommodation. We pride ourselves in attention to detail and guest satisfaction is our number one priority.

Established in 2011, we are delighted to have so many guests returning year after year to the extent that it now feels more like family coming home than guests making a reservation. This is testament to the many friendships built up throughout the years and is certainly one of the key benefits of running our business.

Mullans Bay is situated on the beautiful shores of Lower Lough Erne providing you with direct private access to the lake where you can relax in the covered BBQ area located right on the water's edge. Here you may take in the breathtaking views of the lake whilst the children enjoy the lakeside play area.

There is a lough shore pathway where you can enjoy a walk and appreciate the natural beauty and wildlife which surrounds you in abundance. Further along you will discover a small sandy beach beside the jetty where your children can paddle or swim in the shallow waters. Many hours of enjoyment have been experienced by children and adults alike.

A full size Tennis court provides the ideal place for both children and adults to experience hours of fun where you will also find soccer goalposts and a basketball net. So whether you are an experienced tennis player or if you simply want to spend quality time with the children, the facilities at Mullans Bay will cater for all of your family's needs.

Lower Lough Erne is renowned for its fishing so if you are a professional fisherman or just someone who wants to throw in a line and hope for the best, Mullans Bay offers you the perfect location to while away a few hours in peace and quiet. Fishing boat hire can also be arranged if required.

Mullans Bay is very centrally located to explore Fermanagh and the surrounding area. Our estate is within an hour's drive of Sligo and Donegal with Enniskillen and Omagh just a 30-40 minute drive away. You can drive to Rosstown in around 30 minutes where you will find a stunning spot for a paddle or just a walk along the beautiful sandy beach.

We are proud that many of our guests have commented on how much they enjoy the peace and tranquility of Mullans Bay and how their stresses and worries of everyday life just seem to disappear whenever they arrive.

Don't take our word for that. Come and experience it for yourself in the knowledge that when you leave, you will be de-stressed and ready to face the world again.

## The Apartment

If you feel like a relaxing break in modern luxurious surroundings with a beautiful lake view from the patio doors of your living room, then The Apartment at Mullans Bay is the place for you.

The Apartment offers great family accommodation with two double beds in a large bedroom and is ideal for a couple with small children as they can sleep in the same room. Here you will find a secluded and peaceful setting which is also ideal for a couple seeking a quiet romantic break.

A modern oak kitchen, solid oak flooring and Porsha stone tiling gives The Apartment a contemporary feel which is fully equipped with everything you need to have an enjoyable and relaxing stay.

Upstairs you will find the living room with TV/DVD and a separate en-suite bathroom with a large walk in shower.

Outside you will find a paved area complete with patio table and chairs which is the perfect place to relax with a drink and enjoy the sunshine.

The Apartment at Mullans Bay provides you with all your home comforts throughout your stay, a perfect home from home.



## The Gatehouse

This luxury five bedroom house has a high quality finish throughout to please even the most discerning tastes.

All bedrooms have en-suites with two bedrooms located on the ground floor. The furnishings have been selected to provide you with maximum comfort throughout your stay.

A large oak kitchen with granite worktop provides perfect facilities to prepare and cook a meal for a large family or a group of friends. A living area with a wood burning stove is part of the open plan kitchen/living/dining room and is a great place for everyone to mix and enjoy a catch-up with family and friends. The double doors into the sunroom can be opened to provide extra seating if required.

A separate living room provides the perfect sanctuary if you want to escape the hustle and bustle of the kitchen, to read a book or enjoy some quiet time.

There is a paved patio area outside which can be accessed from the sunroom. Here you will also find a small games room with table tennis and table football.

This is the perfect house for larger extended families and has been very popular for hosting birthday parties and anniversaries etc. The Gatehouse accommodates 10 guests comfortably and is the perfect retreat from where you can enjoy everything that Mullans Bay has to offer.





## The Willows

The Willows is the ultimate in luxurious self catering accommodation. This is the flagship of Mullans Bay and exudes quality wherever you look. The marble tiling in the open plan kitchen, living and dining room is complimented by under floor heating and solid wood flooring which adds to the feeling of luxury.

A central fireplace with a wood burning stove separates the living and dining room. Here you will find ample room for 12 guests to sit at the dining table or relax in the living area in front of the stove enjoying the banter with your family or friends

The large, modern kitchen is well equipped with a central island and is finished with a granite worktop. This relaxing space makes preparing and cooking a meal an enjoyable experience, not a chore.

With five bedrooms, The Willows can accommodate a larger family or group of friends. Every room has been thoughtfully furnished to provide you with an oasis of luxury and comfort in which to relax and enjoy a night's sleep.

All bedrooms have full en-suite facilities with marble or stone tiling throughout. Four bedrooms have double beds and the large family room has a double and a king size bed. This room also has patio doors leading onto a balcony where you can sit, relax and enjoy the beautiful view of the lake.

Staying at The Willows is more than just a holiday, it is a luxurious experience where we trust you will leave feeling relaxed and refreshed having enjoyed everything that Mullans Bay has to offer.







