

# Hilltop Lodge

Region: Highlands   Sleeps: 8

## Overview

Hilltop Lodge holds a wonderfully unique position within the beautiful Scottish Highlands, guests will enjoy a totally tranquil escape nestled within 5.5 acres of private grounds, while the town of Aberfeldy is conveniently located within walking distance. The home makes the ideal setting for a special reunion of friends or family, both Edinburgh and Glasgow airports are just a 90-minute drive away.

This design-led home is truly one-of-a-kind. Through their incredibly high attention to detail, the home owners have created an aesthetically-pleasing, contemporary space while still retaining a warm and relaxed atmosphere throughout. The living space is open-plan and ideal for socialising, comprising of a living room with feature fireplace and fully-equipped kitchen-diner with seating for eight, guests are bound to enjoy delicious meals while admiring the valley views from the floor to ceiling windows. Hilltop Lodge can comfortably accommodate up to eight guests across the four beautifully-appointed bedrooms, each boasting luxurious en-suite facilities.

Outside, there is no better place to watch the sunset across the valley and towards the River Tay then from the comfort of your private deck. After action-packed days spent exploring the wonderful Highlands, the whole group will enjoy laidback evenings by the fire pit.

## Facilities

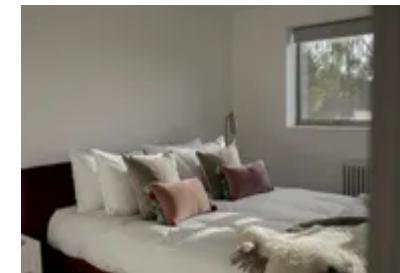
Not for little ones • Walking/Hiking Paths • Walk to Village • Romantic • Chef/Cook Available • Special Offer • Has Discount • Quirky (Unique) • Wow Factor • Ideal for Teens • Maid Service Included • All Bedrooms En-Suite • Instagrammable • Modern • Ground Floor Bed & Bath • Cottage • Wi-Fi/Internet • Lakes and Mountains • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Working Fireplace/Woodburner • Heating • Catering Available



# Interior & Grounds

## Ground Floor

- Living area with feature fireplace
- Fully-equipped kitchen with dining facilities for 8
- Utility room
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with super king-size bed and en-suite bathroom
- Bedroom with super king-size bed and en-suite bathroom



## Exterior Grounds

- Seating
- Large deck with valley views
- Swing
- Fire pit

## Additional Facilities

- Wi-Fi
- Coffee machine
- Miele appliances
- Dishwasher
- Washing machine
- Tumble dryer
- Iron & board
- Unlimited supply of wood for fires
- Private parking for 5 cars



# Location & Local Information

Hilltop Estate is nestled on an elevated site, overlooking the town of Aberfeldy, Perthshire, set on the east coast of Scotland, alongside the sweeping River Tay.

The town of Aberfeldy is conveniently located just 600m from Hilltop Lodge. Aberfeldy was first made famous by Robert Burns, Scotland's national poet (who famously wrote about the Birks of Aberfeldy); today Aberfeldy is Scotland's first fair-trade town - retailers and businesses do their best locally to promote fair-trade, organic and environmentally friendly products. Aberfeldy itself is a bustling town with an array of coffee shops, a smattering of renowned restaurants, the Watermill bookshop (a bookshop, gallery and cafe housed in a listed former watermill) and vibrant local life. Today, visitors can walk through the footpath noted in Burn's poem for two miles up to the Falls of Moness, where the path ends in spectacular views.

There is plenty to see, do and explore in the surrounding area. Loch Tay is the largest loch in Perthshire, framed by majestic mountains and hillside farms and cottages. Sailors and water sports enthusiasts flock to this area; canyoning and white water rafting are popular! Dewar's Aberfeldy Distillery is worth a visit; guests can discover the Dewar family's pursuit of Scotch whiskey perfection in the distillery they built in 1898. The nearby Glen Lyon is one of Scotland's longest and loveliest glens, whilst abseiling, gorge walking and mountain biking are all on offer locally for outdoors enthusiasts. On request and for an additional charge, a host of outdoor activities can be arranged for guests – guided walks, fishing, Highland Safari, white water rafting, canyoning and kids outdoor adventures. Please just ask our concierge team for details.

For those travelling in from further afield, Hilltop Lodge is just a 90 minute drive from both Edinburgh and Glasgow airports.

## Local Amenities

Nearest Airport	Edinburgh Airport (115km)
Nearest Town/City	Pitlochry (24.1km)
Nearest Town	Aberfeldy (600m)
Nearest Restaurant	Three Lemons, Aberfeldy (1.1km)
Nearest Supermarket	Co-Op Food, Aberfeldy (1.1km)
Nearest Golf	Aberfeldy Golf Club (1.2km)



## What we love

- Featured in Conde Nast Traveller in September 21, and rated as one of the best houses to rent in the UK by CNT!
- Excellent location in the Highlands, set within walking distance of the town of Aberfeldy where a selection of helpful amenities can be found
- A truly beautiful and unique holiday home that those with a keen eye for design will really appreciate!
- An excellent array of activities are on your doorstep such as hill walking, mountain biking, canoeing and paddle boarding, fishing and a visit to our local whisky distillery
- Situated on the same Estate as Hilltop Manor (<https://www.oliverstravels.com/britain-ireland/scotland/highlands/hilltop-manor/>), those in larger groups of up to 26 can choose to book both for the extra space!

## What you should know...

- The accommodation is set over one level which is ideal for those who struggle with lots of stairs
- This is a design-led home and so is therefore probably less suited to toddlers and small children

# Terms & Conditions

- **Security deposit:** £600 paid to the owner and refunded at the end of your stay subject to a damage inspection on departure.
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?**: Yes, included in the rental price
- **Linen & towels included?**: Yes, included in the rental price
- **Pets welcome?**: Sorry, no pets.
- **Other Ts and Cs:** Please note that the lead booker should be 30 years of age. The owner requires a list of all the names and ages of every member of the group staying at the house prior to arrival. No extra guests have permission to be on site during the booking
- **Changeover day:** Flexible
- **End of stay cleaning available?**: Yes, included in the rental price. Please leave the home in the tidy and clean state that you found it.
- **Smoking Allowed?**: No smoking
- **Other 2:** Only approved Chefs and caterers can be booked at the property. The owners do not allow any non-approved chefs in their properties. Please ask for a list of approved providers.
- **Minimum stay:** Please note that there is a 3-night minimum stay, this may be increased to 4 or 7-nights across Peak dates