

# Tay River House

**Region:** Perthshire **Sleeps:** 13

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## Overview

Nestled amidst the serene beauty of the River Tay's outskirts, overlooking the majesty of Aberfeldy and the tranquil shores of Loch Tay, Tay River House stands as a testament to grandeur and timeless elegance. As guests approach this magnificent estate, the grounds span forty acres, boasting meticulously tended gardens and sprawling grounds.

With its seven bedrooms and six bathrooms, Tay River House offers a sanctuary of luxury and refinement for up to thirteen guests. Step inside, and you are instantly transported to a bygone era, where every corner whispers tales of history and sophistication. The rich wood panelling, antique furnishings, and ornate fireplaces envelop guests in an atmosphere of opulence, while modern conveniences ensure a stay of unparalleled comfort.

Yet, it is the gardens that truly steal the spotlight, weaving a tapestry of colours and scents against the backdrop of breathtaking vistas. Originating from the 18th century, the ornamental garden, meticulously curated by the late Mr J Douglas Hutchison, boasts an array of rare and exotic plants, each adding to the enchantment of the landscape. The stream garden, a marvel conceived in 1928 by Ian Lawrie of Dundee, winds along the course of the Bolfracks Burn, offering a serene retreat amidst nature's embrace.

For those seeking moments of leisure, the estate offers its own private tennis court, inviting guests to indulge in friendly matches amidst the picturesque surroundings. And as the sun sets over the Tay valley, casting its golden glow upon the verdant expanse, Tay River House transforms into a haven of tranquillity and serenity.

Steeped in history, Tay River House bears witness to



centuries past, once owned by the illustrious Menzies family before becoming part of the Taymouth Castle Estate in the late 18th century. In 2020, the estate found new custodians in Davide Fregonese and Ivana Todoric, who, enamoured by its charm, pledged to preserve its legacy while infusing it with modern comforts.

In collaboration with local suppliers, Tay River House curates bespoke experiences, allowing guests to savour the finest offerings of Scotland. Whether it is a wedding, a family gathering, or a special occasion, Tay River House promises an experience beyond compare, where history, luxury, and natural splendour converge to create memories that endure a lifetime.

## Facilities

Rural Location • Special Offer • Has Discount • Weddings • Laptop Friendly Workspace • Tennis Nearby • Watersports • Spa/Massage • Romantic • Cots (Cribs) • DVD • Golf Nearby • Wi-Fi/Internet • Manor • Food blender • Heritage Collection • Bath mat • Climbing • Rafting • Kid-friendly excursions • Water excursions/Boat trips • Board games • Children's videos/DVDs • Children's books • Ideal for Babies & Toddlers • Ideal for Kids • Tennis rackets • Ideal for Teens • Washing Machine • Tumble Dryer • Dishwasher • Microwave • AGA • Coffee Machine • Hairdryer • Ideal for Parties • Stag/Hen Allowed • Tennis Court • Satellite TV • TV • Outdoor Games • Working Fireplace/Woodburner • Fire Pit • Heating • Caretaker/Owner on Site • High Chair(s) • Fenced Grounds • Parking Space • Sailing • Canoeing/Kayaking • Walking/Hiking Paths • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips • Decorated for Christmas

# Interior & Grounds

## Tay River House

### Ground Floor

- Living room, with Freeview Smart TV
- Dining room
- Kitchen, with breakfast area, Aga, microwave, fridge/freezer, wine cooler and coffee machine
- Utility room, with tumble dryer and washing machine
- Drawing room
- Whisky lounge
- Study
- 2 separate toilets

### First Floor

- Bedroom 1: With super king-size bed
- Bedroom 2: With super king-size bed
- Bedroom 3: With double bed
- Bedroom 4: With double bed
- Bathroom 1: With bath, shower and toilet
- Shower room 1: Double shower cubicle, toilet and heated towel rail
- Bathroom 2: Bath, shower cubicle and toilet and heated towel rail

### Second Floor

- Bedroom 5: With double bed
- Bedroom 6: With double bed
- Bedroom 7: With single bed
- Shower room 2: With shower cubicle, toilet and heated towel rail

### Exterior

- 40 Acres of private gardens
- Ornamental garden
- Stream garden
- Tennis court
- Barbecue
- Garden furniture

### Additional Facilities

- Wi-Fi



- Chef and housekeeping available
- Washing machine

# Location & Local Information

Located on the picturesque banks of the River Tay, on the outskirts of Aberfeldy and in close proximity to the captivating Loch Tay, Tay River House offers a quintessential Scottish holiday experience. Surrounded by forty acres of meticulously manicured gardens and sprawling grounds, this historic estate promises a retreat of unparalleled beauty and tranquillity. Guests are greeted by breathtaking vistas of the Tay valley, where rolling hills and lush greenery paint a scene straight from a postcard.

The estate's proximity to Aberfeldy ensures easy access to quaint shops, charming cafes, and cultural attractions, while Loch Tay beckons adventurers with its array of water sports and scenic hiking trails. Whether strolling through the ornamental gardens, enjoying a leisurely game of tennis, or simply savouring the serenity of the countryside, Tay River House invites guests to immerse themselves in the idyllic splendour of the Scottish Highlands.

## Local Amenities

Nearest Airport	Edinburgh Airport (120 km)
Nearest Train Station	Dunkeld Train Station (31 km)
Nearest Train Station	Pitlochry Train Station (27 km)
Nearest Town	Aberfeldy (4 km)
Nearest Restaurant	Checheks (3.5 km)
Nearest Bar/Pub	The Fountain (3.5 km)
Nearest Shop	Co-Op Aberfeldy (4 km)
Nearest Golf	Aberfeldy Golf Club (3.5 km)



## What we love

- Serene riverside location on River Tay, with stunning views of Aberfeldy and Loch Tay.
- Forty acres of meticulously maintained gardens, perfect for leisurely strolls and picnics.
- Close proximity to Aberfeldy's shops and cafes, and Loch Tay's water sports and hiking trails.

## What you should know...

- For special events including weddings, please enquire for more details.
- There is potential for inclement weather typical of Scottish Highlands; advisable to pack appropriate clothing and footwear.
- There may be limited mobile reception in some areas of the estate.

# Terms & Conditions

- **Security deposit:** £600 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4:00 pm
- **Departure time:** 10:00 am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** No pets allowed
- **Changeover day:** Flexible
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** No smoking or vaping
- **Minimum stay:** The minimum stay varies from 2 to 4 nights
- **Heating costs included?:** Yes, included in the rental price