Tay River House

Region: Perthshire **Sleeps:** 13

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 forty-acre grounds reveal stunning, naturally maintained gardens and open spaces, full of character, wildlife, and charm.

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, 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

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

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
- Guest w/c

First Floor (via main staircase)
- Bedroom 1 (Primary Bedroom) with super king-size bed, dressing area and en suite bathroom with bath and separate shower
- Bedroom 2 with king-size bed, using Shower Room 1
- Shower Room 1 (shared) with shower, toilet and heated towel rail, shared with Bedroom 2 only

First floor (via second staircase or accessed via the Games Room)
- Bedroom 3 (Second Primary Bedroom) with super king-size bed, dressing room and en suite shower room
- Bedroom 4 with double bed and washhand basin in bedroom, using Bathroom 2 and Shower Room 3
- Bathroom 2 (shared) with rolltop bath, toilet and heated towel rail, shared with Bedroom 4 only
- Shower Room 3 (shared) with shower, toilet and heated towel rail, shared with Bedroom 4 only

Second Floor
- Bedroom 5 with double bed, using Shower Room 4
- Bedroom 6 with double bed, using Shower Room 4
- Bedroom 7 with single bed, using Shower Room 4
- Shower Room 4 (shared) with shower, toilet and heated towel rail, shared with Bedrooms 5, 6 and 7

Exterior
- 40 Acres of private gardens









- Ornamental garden
- Stream garden
- Walled garden
- Private 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 beautifully preserved 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 beautiful, wildlife-friendly gardens and open grounds, perfect for relaxed walks and countryside 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.
- The forty-acre gardens are truly stunning, but please note that some areas are intentionally left wild to encourage wildlife and support sustainability. Walkways are always kept clear, so you can explore freely and comfortably throughout the grounds.
- Please note that a the caretaker lives in a self-contained house on-site. They will, of course, respect your privacy during your stay and will be very happy to help.

Terms & Conditions

- **Security deposit:** £600 paid to the owner 10 days before 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:** Standard changeover clean included in the price. 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