Loch Tay Manor

Region: Perthshire **Sleeps:** 29

Overview

Loch Tay Manor is situated in a truly beautiful spot on the banks of Loch Tay, the largest loch in Perthshire and one of the deepest in Scotland. Perthshire boasts truly magical scenery with its wild moors, enchanting forests, fast-running rivers and magical waterfalls, it makes the perfect place for fans of the great outdoors to truly escape!

Built in 1753 as a Summer hunting lodge for the Earl of Breadalbane, the Manor house has been beautifully modernised and today seamlessly blends its original charm with updated furnishings and interiors. The house can comfortably accommodate up to twenty-nine across its thirteen well-appointed bedrooms, making it an excellent choice for a large group of friends or families holidaying together.

On the ground floor is the main living space which comprises of a large living room, a modern kitchen with breakfast dining facilities as well as a formal dining room which allows guests to enjoy marvellous loch views. The library offers the opportunity for guests to escape the rest of the group and enjoy a good book in front of the cosy fire. The lower ground floor makes a fantastic space for the younger guests and adults alike to gather in the evenings, on this level is cosy media room, perfect for movie nights, a games room complete with pool table and even a bar with karaoke machine and SONOS system – the perfect place to round off the day with a fun family disco!

The first two bedrooms are located on the ground floor and feature king-size beds, additional single beds and en-suite bathrooms. Upstairs on the first floor are a further eight king-size bedrooms, one double and one twin room, each boasting an en-suite bathroom. The final double bedroom can be found on the lower ground floor, again with en-suite bathroom and a small kitchenette.

The outside space is truly fantastic, the children will enjoy exploring the large gardens with two acres of enchanted forests to discover! The terrace makes the ultimate spot from which to dine al fresco while admiring the impressive loch views. After a busy day spent exploring the delights of Perthshire, the hot tub is perfect for a long relaxing soak while watching the sunset over Loch Tay.**Please contact our concierge team for accurate mid-week stay pricing**









Facilities

Walking/Hiking Paths • Eco Friendly (Sustainable) • Golf Nearby • Ideal for Kids • Recommended • Working Fireplace/Woodburner • Weddings • Ideal for Teens • Manor • Cots (Cribs) • Has Discount • Has Offer • Special Offer • Pets on Request • All Bedrooms En-Suite • Outdoor

Ceremony • Modern • Ground Floor Bed & Bath • Heritage Collection • Country Estate • Wi-Fi/Internet • Waterfront • Lakes and Mountains • Allow External Caterers • Rural Location • No Corkage • Indoor Reception Available • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Pool/Snooker • Indoor Games • DVD • Hot Tub • Satellite TV • Home Cinema • Heating • Supports the local community (locally owned) • Supports the local community (promotes local businesses) • Ideal for Babies & Toddlers • Promotes Sustainable Living (Recycling) • Promotes Sustainable Living (Vegetable Patch) • Protects and conserves local Heritage • High Chair(s)

Interior & Grounds

Lower Ground Floor
- Games room with pool table
- TV room with 80" smart TV, Sky HD, blue ray and Xbox
- Bar with extra fridge and access to lower terrace and hot tub
- Self-contained flat with both internal and external access, a king-size bedroom, en-suite bathroom and small kitchenette

Ground Floor
- Living room with Loch Tay views
- Kitchen with breakfast bar dining facilities
- Breakfast room for dining and small pantry
- Dining room with dining facilities for 26 and loch views
- Library with open fire
- Snug with open fire
- Yoga/ Play room
- Bedroom with four-poster king size bed, additional single bed and en-suite bathroom with bath and overhead shower
- Bedroom with king size bed, additional single bed and en-suite bathroom with bath and overhead shower
- Utility room with washing machine & dryer
- Cloakroom with WC

First Floor
- Bedroom with four-poster king size bed, additional single bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room
- Bedroom with four-poster king size bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room
- Bedroom with double bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room
- Bedroom with twin beds and en-suite shower room
- Bedroom with king-size bed and en-suite shower room

Exterior Grounds
- Large gardens
- Terrace
- Dining facilities
- Hot tub for 7
- Woodland
- Fire pit with seating in the woods

Additional Facilities
- Wi-Fi
- Cot(s) and highchair(s) available upon request
- Plenty of parking









Location & Local Information

Loch Tay Manor is situated in a fantastic location, perfect for those who really want to explore the very heart of Highland Perthshire, Scotland. The Manor is located less than five minutes from the small village of Killin, which boasts a supermarket, helpful restaurants and a golf course and the well-known Falls of Dochart. The property is the perfect setting for an array of activities from the active or the more gentile such as – water sports on Loch Tay and for the more active on River Tay; Golfing in Killin, Whisky Distilleries; Highland Chocolatier; Scottish Crannog Centre; Castle Menzies; Hiking and Biking in the Glens or take on a Monroe or two! The property team work with you to recommend a full itinerary if required. While guests will feel a million miles away from any hustle or bustle, both Glasgow and Edinburgh Airports are conveniently located just an hour and a half away.

Local Amenities

Nearest Airport	**Glasgow Airport (101km)**
Nearest Golf	**Killin Golf Club (3.4 km)**
Nearest Restaurant	**Killin (4km)**
Nearest Supermarket	**Killin Co-Op (4km)**
Nearest Town/City	**Stirling (62km)**
Nearest Village	**Killin (4km)**









What we love

- Spend an evening relaxing with a cool beverage in the hot tub while admiring the gorgeous Loch Tay views
- With a TV room, a games room and even its very own bar, the Manor offers something to keep all ages and interested occupied in the evenings!
- Each bedroom boasts en-suite facilities, making it perfect for couples or those wanting to retain some privacy from the rest of the group

What you should know...

- Due to the size of the gardens and woodland, particularly young children shouldn't be left to explore alone
- Some of the bedrooms make use of additional single beds and while these may be ideal for those travelling with children, they may be less so for a group of couples

Terms & Conditions

- **Security deposit:** A £1000 authorisation will be taken on a credit card and will be released subject to a damage inspection on departure

- **Arrival time:** 4pm

- **Departure time:** 10am

- **Energy costs included?:** Yes, included in rental price

- **Linen & towels included?:** Yes, included in rental price

- **Pets welcome?:** A maximum of 2 well-behaved dogs are allowed

- **Other Ts and Cs:** Cot(s) and highchair(s) are available at the property, please request at time of booking

- **Changeover day:** Any day except Sunday

- **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

- **Other 2:** Please note that any catering must be provided by someone on the owners approved list.

- **Minimum stay:** Please note that there is a 2-night minimum stay between January - April and October - December, this is 3-nights between May - September

- **Internet access?:** Yes, Wi-Fi included in rental price

- No parties where all guests are under the age of 25 years and no stag parties.
- Need to provide copy of Photo ID with proof of date of birth at time of booking and the names of all guests and ages/age range prior to arrival.
- 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
- The lead booker must be over 30 years old
- 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.