Hilltop Manor

Region: Highlands **Sleeps:** 18

Overview



Hilltop Manor is a magnificent and commanding home, standing regally in stunning grounds; a historical mansion with mountain views, refurbished to an exquisite finish and fine standards for an unparalleled experience nestled at the gateway to the Scottish Highlands.

The rather imposing exterior showcases a beautiful example of Edwardian architecture; built originally in 1909, Hilltop Manor offers all the trappings of a luxury, boutique hotel, with an immaculately and suavely finished design specification and an array of five-star style services for a flawlessly indulgent experience.

This retreat is set within a beautiful rural position, offering a sumptuous, yet cosy, escape from the bustle of urban living.

The interiors at Hilltop Manor are impeccably tasteful, offering impeccable quality, and display a zesty designer panache. A blend of modern-rustic and classic, this stylish home is chic, immaculately finished and oozes charismatic touches. From charcoal tones walls to oil paintings, large original open fireplaces and panelled wood walls, to enormous bay windows overlooking the silvery mountains, Hilltop Manor offers stunning proportions, impressive design choices and elegant interiors.

The magnanimously proportioned living room has an enormous, uber-chic mustard toned sofa as its centrepiece; accessorised with quality European designers and sophisticated dusty tones. Hilltop Manor merges historical architecture with sleek, contemporary, yet timeless, design.

The dining room is a masterpiece of solid, natural timber, with a stunning five and a half meter long table in bronze and oak, with a large capacity for twenty diners! This prestigious dining room nonetheless imbibes the natural designer ease of the home; an ideal space for catered events, celebrations, reunions and anniversaries, with world-class catering team on hand.

There is a second reception room which offers sultry and earthy tones, a snug-like ambience together with huge sofas a cosy open log fire. Hilltop Manor imbibes the very best of Highland warmth and hospitality, with all the hotel trimmings while offering guests the privacy of their own home!

Hilltop Manor can accommodate eighteen guests in nine uniquely designed bedrooms, each with a private en-suite bathroom. These rooms offer the last word in elegant, restorative and understated designer flair. Crisp and minimal, all the hallmarks of quality are present: Egyptian cotton bed linen, thick fluffy towels and top-range fittings such as sleek walk-in slate showers and free-standing designer baths.

The kitchen is a walnut and dark marble affair, offering state of the art fittings for large-scale dining; there is a natural flow between the spaces, framed







with enormous windows and a finish that is unpretentious yet unparalleled in quality.

Hilltop Manor has grand proportions and effortlessly carries off an array of unique designer choices: beautiful antique carriage lighting, Scandinavian inspired four poster bed, bold colour choices and blends cutting-edge and timeless-classic furnishings.

When "downtime" beckons, there is a sombre-toned, ambient cinema room: a real hideaway, with Bose, surround sound system - ideal for rainy afternoons.

Hilltop Manor will delight aesthetes and interiors enthusiasts; the quality and execution of raw materials is unparalleled: slate, oak, stone, marble and walnut, whilst this home is infused with natural light and finished with an edgy and confident colour range.

This prestigious home is set within five and a half acres of private grounds. There is an expansive stone terrace with views across the Tay valley, leading to a perfect blend of formal gardens and beautiful wilderness for intriguing rambling! For a little touch of woodland indulgence, there is a wood-fired hot tub in the woods, large enough for eight for a "rock and roll" experience! Guests can enjoy walks directly from the estate.

Hilltop Manor is a masterful example of contemporary design harmonising with traditional architecture; an exciting display of quality, designer flair and all the little extra touches of luxury that a guest would receive in a top-class hotel, set within a rugged and dynamic Highland landscape.

** Hilltop Manor has been featured in leading UK and EU design and architectural publications - Elle Decoration in the UK, Cote Maison in France, NYarum in Sweden and Residence NL in the Netherlands, Living Corriere in Italy.*

As Featured in

https://dunaluinn.com/wp-content/uploads/2019/12/LogoCoteOuest.jpg

https://dunaluinn.com/wp-content/uploads/2019/11/Image-Interiors.jpg

https://dunaluinn.com/wp-content/uploads/2019/11/ed-logo.jpg
https://dunaluinn.com/wp-content/uploads/2019/11/living-logo.jpg
https://dunaluinn.com/wp-content/uploads/2019/11/nyarum.jpg

Facilities

Eco Friendly (Sustainable) • Ideal for Kids • Walk to Village • Walking/Hiking Paths • Working Fireplace/Woodburner • Horse Riding • Historical Sites • Ideal for Xmas/NY • Recommended • Golf Nearby • Weddings • Chef/Cook Available • Wow Factor • Quirky (Unique) • Manor • Ideal for Teens • Has Discount • Has Offer • Special Offer • Cots (Cribs) • Maid Service Included • Pets on Request • Outdoor Ceremony • Instagrammable • All Bedrooms En-Suite • Ground Floor Bed & Bath • Modern • Heritage Collection • Walk to Restaurant • Country Estate • Wi-Fi/Internet • Lakes and Mountains • Rural Location • Indoor Reception Available • Outstanding Landscapes • Tourist Towns & Villages • TV •

Indoor Games • Hot Tub • Home Cinema • Heating • Caretaker/Owner on Site • Wine-Tasting Available • Transfers Available • Butler Available • Supports the local community (locally owned) • Supports the local community (promotes local businesses) • Promotes Sustainable Living (Recycling) • High Chair(s)

Interior & Grounds

Ground Floor
- Lounge with open wood burning fire and seating for 12-14
- TV Snug with 48" TV and surround sound
- Drawing room with dining table seating 20, terrace access and lounge area
- Fully-equipped handmade bespoke kitchen with 2 x dishwashers, large gas range stove and American-style fridge freezer
- "Silver Birch" bedroom with king-size bed and fully-accessible shower room

First Floor
- "Willow" bedroom with king-size bed, in-room free-standing bath and en-suite shower room
- "Wild Cherry" bedroom with king-size bed and en-suite shower room
- "Scots Pine" bedroom with king-size bed, in-room free-standing bath tub and en-suite shower room
- "Holly" bedroom with king-size bed and en-suite shower room
- "Oak" bedroom with king-size bed and en-suite shower room
- "Hazel" bedroom with super-king four poster bed and en-suite shower room
- "Juniper" bedroom with king-size bed and en-suite shower room
- "Elm" bedroom with king-size bed and en-suite shower room

Exterior Grounds
- Large terrace overlooking Aberfeldy and with views over the Tay valley to Schiehallion
- Approximately 5.5 acres of private grounds
- Wood fired natural cedar Hot Tub nestled in the woods beside the house seating 10-12 guests and imported from Finland. *Please note that this is possible to hire for an additional charge on request at time of booking.*

Additional Facilities
- Wi-Fi
- Cinema room and TV snug include full SKY package and Netflix
- Bose surround sound music system in living room
- Play den for younger guests with selection of books & toys
- Utility room with laundry facilities
- Secure private parking









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.

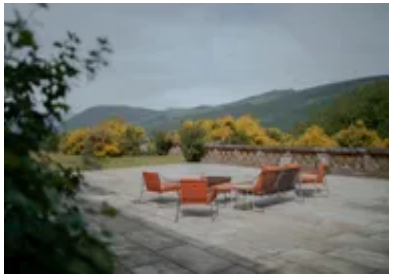
The town of Aberfeldy is conveniently located just 600m from Hilltop Manor. Aberfeldy was first made famous by Robert Burns, Scotland's national poet (who famously wrote about the Birks of Aberfeldy); today Aberfeldy is Scotland's first fair-trade town - retailers and businesses do their best locally 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 Manor is just a 90 minute drive from both Edinburgh and Glasgow airports.

Local Amenities









Nearest Airport	**Edinburgh Airport (117 km)**
Nearest Town/City	**Pitlochry (24.1km)**
Nearest Town	**Aberfeldy (1km)**
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

- All the independence and tranquillity of a secluded country home, along with hotel-grade services such as stylish catering provided by private chef, Chef John Christie, as well as impeccable housekeeping and concierge available on request.
- Stylish and sophisticated interiors offering exquisitely executed raw materials, world-class interior design and uncompromising quality
- Extensive and varied grounds, providing spaces for al fresco meals, wonderful rambles, sedate strolls, games and even a woodland hot tub!
- An array of activities can be arranged from the estate: whiskey tours, Highland safari, salmon fishing and guided walks to name just a few!
- For those in larger groups, choose to additionally book Hilltop Lodge (https://www.oliverstravels.com/britain-ireland/scotland/highlands/hilltop-manor/) and accommodate up to 26 in total

What you should know...

- Some of the additional services such as catering and concierge provision will incur a (very reasonable!) additional charge; the little extras to ensure a comfortable stay!
- A vehicle is recommended in order to explore this beautiful region, the surrounding historical castles, market towns, an array of outdoor pursuits - the estate has ample parking
- There is one ground floor bedroom which is suitable for those with mobility impairments; the rest of the bedrooms are set up the grand wood and wrought iron staircases; toddlers will also need monitoring

Terms & Conditions

- **Security deposit:** £500 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?:** A maximum of 2 well-behaved dogs are allowed on request at time of booking. Please note that there is an additional charge of £75 per dog and they must remain off furnishings.

- **Other Ts and Cs:** The lead booker must be 30 years of age or above. Please note that 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 on request

- **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:** 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

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