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## Luxurious Family Home

Perthshire,  
Scotland



Hidden high in the Perthshire hills at the end of a farm track, the property is situated on the site of a former farm steading.

The original property became derelict in the early 1800's and has since been replaced by a brand new house which has been sustainably built and classically designed by the famous architect Robert Adam.



Completed in 2009, the house gleams inside and out. It has been stunningly interior designed using the most luxurious fabrics and fittings to provide all the comforts of modern day living combined with a feel of the elegance of a bygone era.

**USPs:**

- Outdoor swimming pool
- Hot tub
- Superb views
- Green credentials

**Location of house:**

Rural and complete privacy

**Style of house:**

A stylish blend of contemporary and traditional

**Number accommodated:**

20 - 14 adults & 6 children

**Number of bedrooms: 8**

**Number of bathrooms: 7**

**Bedroom & Bathroom configuration:**

*First floor:*

- Master bedroom en-suite with bath and separate shower
- 3 double rooms - all en-suite with bath and shower over
- 1 twin room - en-suite with bath and shower over
- 1 bunk room with 2 sets of bunk beds for 4 children sharing the Master bedroom en-suite or four poster room en-suite.

*Second floor:*

- 2 twins rooms sharing a seating area and bathroom with bath and shower over.
- Sofa beds for 2 extra children



#### Ground Floor:

- Shower room

#### Dining capacity:

Dining room: 20

Kitchen: 14

Alfresco: 30

#### Catering:

Self catering although catering can be provided on request

#### Dining:

Catering can be provided, prices dependant on caterer used from £20 per head. Sample menus can be provided on request.

*Pubs/restaurants locally:*

2 star Michelin Restaurant, 2 miles away and the local pub is just a 1 mile walk across the fields.

#### Other services:

*Housekeeping:* £12 per hour

*Babysitters:* £8 per hour.

*Beautician:* Various treatment available – price according to requirements.

#### Facilities:

- Pool
- Hot tub for 4 people
- Games room with ¾ size snooker table and darts board
- 50 inch TV in lounge
- Satellite TV in the living room & bedrooms have 32" LCD TV's with FreeSat and DVD/CD players
- 3G coverage
- Outdoor play area with trampoline, swings, slide and football pitch and croquet lawn
- Outdoor dining furniture for 30 guests and 2 sun loungers
- Barrel charcoal BBQ



- Helicopters can land on the lawns
- PS2 consoles with plenty of games

### **Activities & places of interest:**

*Beach:* East and West coast – both 1 hour

*Historic:* Plenty of castles to visit in the area

*Gardens:* Gardens at Drummond Castle

*Shopping:* Auchterarder 3 miles, Perth and Stirling 12 miles

*Clay pigeon shooting:* Available locally

*Walking:* From the back door

*Horse riding:* Available locally or horses can be brought to the house by arrangement

*Fishing:* Can be arranged locally

### **Check in/out times:**

Flexible – generally 4pm to 10am,  
2 night stays 4pm to 4pm

### **Pets:**

Sorry, no pets, horses by arrangement.

### **Disabled facilities:**

Disabled access throughout the ground floor; the games room can be made into a bedroom using the facilities of the ground floor shower room.

**Stag and Hen parties:** Sorry, no.

### **Corporate Facilities:**

Sorry, not available for corporate bookings.

### **Activity/team building:**

Fishing, shooting, 4x4 off roading, quad biking etc available locally on request.



**Weddings:** Sorry, not available for weddings.

**Travel:**

*Travel time from London:*

5.5 hours by direct train from London's King's Cross or Euston overnight Caledonian Sleeper direct to Gleneagles

*Nearest airport:*

1 hour from Edinburgh, Glasgow & Dundee

*Nearest railway station:*

Gleneagles – 2 miles

*Taxi service:*

Gleneagles or Auchterarder

*Distance to nearest village:*

Auchterarder – 3 miles

*Distance to nearest town:*

Perth & Stirling – 12 miles

**Prices & Booking:**

*Weekends:*

2 nights – £2275 to £2925

3 nights – £2450 to £3150

4 nights – £2625 to £3375

*Midweek: £2100 to £2700*

*Weekly: £3500 to £4500*

*Christmas and new year: £5000 & £6500*

*Booking terms in brief:*

30% deposit required to secure your booking with the balance due 8 weeks prior to arrival

*Cautionary deposit: £750*

*Please note that the house is arranged so that parts can be shut off for smaller groups of 8 or 10 adults and 4 children plus sofa beds - please contact us for full details and pricing.*



### About the owners:

We consider ourselves to be extremely fortunate to be the proud owners of this gorgeous house; a dream new build which we really want everyone to be able to enjoy as we do.

Built with sustainability firmly in mind, you can rest assured that we are doing everything we can to minimize your impact on the environment during your stay, but without sacrificing any of the luxury or attention to detail.

We hope to welcome you soon.

