H
HOUSE PARTY SOLUTIONS

Ben Lawers Manor

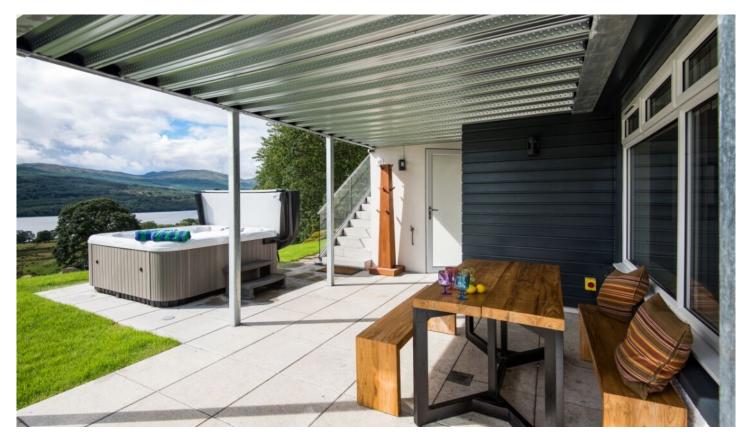Scotland   SLEEPS 29

- Exclusive use Manor overlooking the beautiful Loch Tay
- Sleeping a maximum of 29 guests across 13 en-suite bedrooms
- Intimate wedding venue
- Hot Tub, Movie Room, Pool Table, SONOS & Bar
- Large stone built Snug room with open fireplace
- Terrace with BBQ & alfresco dining
- Loch Tay is popular with sailing & water sports
- Large grounds with fire pits, enchanted forest & highland swing

Ben Lawers Manor

OVERVIEW

Ben Lawers Manor boasts beautiful grounds extending to about four acres, the lawns surrounding the house extend towards the fields leading to Loch Tay. There are woodlands to the west of the house and a tumbling burn cascades through the trees, crisscrossed by bridges linking the paths that meander through the magnificent variety of mature trees. Hidden in the woods there are three fire pits ranging from magnificent to intimate (the larger fire pit is perfect for a BBQ).

A magnificent setting, Ben Lawers Manor is perfect for all occasions with family and friends. 13 luxury en-suite bedrooms offer space for a maximum of 29 guests. All rooms are King with one twin and three rooms offering triple occupancy. A large luxury kitchen with AGA and breakfast room leading off. The feature room being the Dining room seating 26, which leads open plan to the lounge space which enjoys breath-taking views over Loch Tay and doors leading to the outside Terrace. The Media and entertainment room with 80" TV, DVD player, full SKY package and XBOX One is ideal to keep all ages entertained. On the same level is the Games room with pool table leading to a bar area with views out to the lower Terrace for outdoor seating and dining. This level also hosts the 7 seater hot tub all overlooking Loch Tay.

Ben Lawers Manor

YOUR STAY

Number accommodated

- Sleeping a maximum of 29 guests across 13 en-suite bedrooms (9 double rooms, 1 twin room and 3 triple rooms)
- All bedrooms are en-suite with 3 rooms having baths

Bedroom & bathroom configuration

Lower ground floor

- Mallard - King size bed with en-suite; bath & shower plus small kitchenette and separate entrance

Ground floor

- Kingfisher - Superking four poster bed with additional single bed and en-suite with bath & shower
- Osprey - Supeking size bed with additional single bed and en-suite with bath & shower

First floor

- Heron - Four poster King size bed, additional small single bed with en-suite shower room
- Robin - Superking with en-suite shower room
- Golden Eagle - Four poster Superking bed with en-suite shower room
- Pheasant - Kingsize bed with en-suite shower room
- Ptarmigan - Superking bed with en-suite shower room
- Peregrine - Superking bed with en-suite shower room
- Snowy Owl - Double bed with en-suite shower room
- Kestrel - Kingsize bed with en-suite shower room
- Merlin - Twin beds with en-suite shower room
- Swan - Superking size bed with en-suite shower room

Dining capacity

- Ding room seats 26 guests
- Lovely breakfast room with seating for everyone
- Alfresco dining on the terrace

Catering

- Hired on a self-catering basis however, local recommended caterers can be provided

Facilities

- Hot tub overlooking Loch Tay
- Games room
- Bar
- Entertainment room with 80" smart TV, XBOX & full SKY package
- SONOS system
- Yoga studio/Play room
- Sun room with breath-taking views off Loch Tay
- Snug room with open fire
- Library with open fire
- Piano
- Terrace with BBQ
- Enchanted Forest
- Highland Swing
- Fire pits

Check in/out times

- Check in from 4pm
- Check out by 10am

Pets

- Up to 2 dogs are welcome by prior arrangement

Disabled facilities

- Two ground floor bedrooms, one with a step however a ramp can be provided
- Please do make us aware prior to booking as we can advise further

Weddings

- Intimate weddings can be held at the Manor
- Numbers should be kept at a maximum of 29 guests
- Please enquire for further information

Stag & Hen groups

- Not suitable

Extras

- Chef & housekeeping available on request

Ben Lawers Manor

ACTIVITIES

On-site activities

◆ Enchanted forest

◆ Highland Swing

◆ Fire pits

◆ Yoga studio

◆ Media room with 80" TV, DVD player, XBOX ONE with full SKY package

◆ Hot tub overlooking Loch Tay

◆ Pool table

◆ Bar

Local activities

◆ Highland safari's & Loch Tay safari's

◆ Boat hire & bike hire

◆ Fishing excursions

◆ Taymouth Marina

◆ Splash White Water rafting

◆ Tailor made walking tours

◆ Dewar's Aberfeldy Distillery

◆ Loch Tay Boating Centre

◆ Golf courses

◆ Hiking

◆ Highland Chocolatier at Aberfeldy

◆ Crieff or Aberfeldy Whisky Distillery

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LOCATION

Ben Lawers Manor is located alongside Loch Tay, a magnificent dark stretch of water, 15 miles (24 km) long and around 508 ft deep. It s the largest loch in Perthshire and one of the deepest in Scotland. To the north, the loch is flanked by the impressive bulk of the Ben Lawers mountain range, much of which is designated as a National Nature Reserve. Loch Tay is popular with sailing and water-sports enthusiasts and the small shingle beach near Kenmore is perfect for sunbathing.

Distance from

- Perth - 1 hour 20 minutes / 50 miles
- Glasgow - 1hour 35 minutes / 65 miles
- Edinburgh - 2 hours 5 minutes / 80 miles
- Manchester - 4 hours 55 minutes / 270 miles
- London - 8 hours 30 minutes / 466 miles

Nearest airport

- Perth airport - 1 hour 25 minutes / 54 miles

Distance to village/town

- The peaceful village of Kilin is located just 5 minutes away

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PRICES

2023

The owners do offer seasonal pricing for bookings at the Manor. Please do then enquire for a confirmed rate based on your selected dates

Weekend

◆ 2 nights priced from £5,565

◆ 3 nights priced form £6,600

◆ 4 nights priced form £7,100

Midweek

◆ Please enquire

Weekly

◆ 7 night bookings priced form £8,200

Christmas & New Year

◆ Christmas - Unfortunately booked

◆ New Year - Unfortunately booked

Booking terms

◆ 33% deposit required to secure any booking

◆ The Balance is the due 30 days prior to arrival

◆ Credit card number to authorise for security deposit of £1,000

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