HOUSE PARTY SOLUTIONS

Perthshire Manor

Scotland

SLEEPS 18 - 26

- 5* experience in Perthshire, Scotland - Exclusive Use
- Sleeping up to 18 guests across 9 sumptuous en-suite bedrooms within the main house
- The Lodge sleeping a further 8 guests across 4 en-suite bedrooms
- Cinema room and TV snug include full SKY package and Netflix, Bose surround sound system
- Wood fired cedar Hot Tub nestled in the woods behind the house
- Tailored Highland Experiences - host of outdoor activities can be arranged for guests
- A number of high end tailored services available for guests staying at Perthshire Manor, please enquire
- High speed Wi-Fi with boosters throughout the house

HOUSE PARTY SOLUTIONS

Perthshire Manor

OVERVIEW

Perthshire Manor is an exclusive use venue situated in Aberfeldy Perthshire, Scotland. The house sleeps up to 18 guests in 9 sumptuous individually designed bedrooms, each with a private en-suite bathroom. The Lodge can be rented alongside the main house for larger groups, sleeping a further 8 guests across 4 bedrooms.

Situated on an elevated site overlooking the town of Aberfeldy and the sweeping River Tay, Perthshire Manor enjoys 5.5 acres of private grounds with an extensive terrace with stunning views down the Tay Valley to Schiehallion. Enjoy the views down the valley, in our Wood Fired natural cedar Hot Tub, nestled in the woods beside the house, large enough for 10-12 guests. Perthshire Manor is available for hire as an Exclusive Use venue with catering provided by our partners Ballintaggart Farm, with full housekeeping, butler and concierge services. We will create totally unforgettable Highland Experiences for our guests together with our local world-class partners, from whisky tours & tasting to salmon fishing on the River Tay

HOUSE PARTY SOLUTIONS

Perthshire Manor

YOUR STAY

Number accommodated

- Sleeping up to 18 - 26 guests across 13 sumptuous individually designed en-suite bedrooms

Bedroom & Bathroom configuration

Main House

- Silver Birch - Zip & Link beds with en-suite wet-room
- Scots Pine - Zip & Link beds with Japanese Teak Bath within the bedroom, walk in shower en-suite bathroom
- Elm - Double bed with en-suite shower room
- Juniper - Double bed with en-suite shower room
- Hazel - 4 poster super-king size bed with steam room and shower
- Oak - Double bed with en-suite shower room
- Holly - Double bed with en-suite shower room, fabulous views and large picture window
- Willow - Super-king size bed, free standing bath for 2 within the bedroom and en-suite shower room
- Wild Cherry - Zip & Link beds with en-suite shower room

The Lodge

- 4 bedrooms all with en-suite bathrooms, 2 King size beds & 2 Super King size
- The Lodge is superbly detailed throughout and luxurious bathrooms and finishing throughout
- Large built in feature fire place. Beautiful open plan dining kitchen, suitable for self-catering or hiring in a caterer
- Superb decking area at the front of The Lodge with sweeping views across the valley and towards River Tay

Dining capacity

- Dining for 20 guests - bronze and oak table, 5.5m long, the table is a single piece of casted bronze

Catering

- Fully catered by Ballintaggart Farm (UK Good Food Guide entry 2019 & Michelin Guide 2020), locally sourced seasonal produce, served with real passion
- Flexibility for guests to cater for themselves if you so wish

Facilities

- High end design detailing and furnishings
- Fire pit on the terrace, outside seating and throws
- Wood fired hot tub nestled in the woods behind the house (10-12 guests)
- Bose surround sound wireless music system
- Cinema room with Bose surround sound
- Play den for younger guests, with a great mix of books and toys
- Secure private parking
- Bicycle storage

Services

- Butler service
- Private airport transfers and helicopter landing
- Full housekeeping & turn down service
- Whisky tasting / whisky & cigars / chocolate & whisky pairing
- Golf transfers to Gleneagles (50 mins) and St Andrews (90 mins)
- Private tour of local Dewars Distillery and access to the Secret Bar (not open to the public)
- Laundry service
- Spa treatments
- External entertainment on request

Weddings

- Escape to The Highlands and just bring your best friends and close family
- Specialising on small intimate weddings, up to 26 guests, so only the best of the best friends and close family members, can make the cut.

Your wedding at Perthshire Manor will look like this:

Perthshire Manor

YOUR STAY (cont.)

- Minimum of 3 night rental of The Manor (9 bedrooms) and The Lodge (4 bedrooms). Perthshire Manor sleeps 18 guest as an Exclusive use rental - 9 bedrooms all with ensuite bathrooms, free standing baths in two of the bedrooms and one bathroom with its own steam room. Superior Egyptian cotton bedlinen, towels and bathrobes from Harper London. The Lodge, sleeping up to 8 guests in 4 bedrooms all en suite
- Butler service along with daily morning housekeeping and evening turndown service. Our Butler can also oversee small intimate weddings and on the day act as a Master of Ceremonies
- The Manor and The Lodge can be used throughout the day - Wedding ceremony on the Terrace with stunning views or if the weather turns, the ceremony can be held in the sitting room. Drinks reception can held on the lawn or if the weather turns can be held within the Manor or on the porch at The Lodge (covered). Wedding reception dinner for up to 26 guests in the lounge / dining room, dancing and music can be set up in the sitting room
- Option to dine outside on the terrace if the weather is suitable
- Drinks and canapes and Wedding Reception all fully catered by Ballintaggart Farm, locally sourced seasonal produce, served with real passion, all tailored to guests requirements. All catering for the weekend is a supplementary cost
- Guests can they can choose from the wine list which we have curated with our partners WoodWinters, all wines are paid for directly with WoodWinters (at retail prices), and delivery is arranged prior to guest arrival. The Manor does not charge a corkage fee for this arrangement
- 5.5 acre estate, mature gardens around the house and remainder of the land is given back to nature for re-wilding. Fire pit on the Terrace and lovely outside seating and throws. Wood fired natural cedar Hot Tub nestled in the woods beside the house - its large enough for 10-12 guests - imported from Finland and a perfect spot in which to relax before the big day! Bose surround sound music system in the lounge and sitting room, connected wirelessly to Spotify for dancing in the evening. Play den for our younger guests, with a great mix of books and toys to keep those littles ones happy. Flowers throughout the lounge and sitting room with wild flowers hand picked from the Estate. Lighting and candles throughout the dining room

Corporate

- Perthshire Manor frames a superb setting, but also offers all the key facilities for a successful business / corporate event, product launch or strategic retreat for your executive team. Thanks to our stylish layout of the house, you have the opportunity to run several breakout sessions both within the house and on the terrace
- If you want to refresh and recharge once the business is done, we have partnered with some world class local Highland providers to offer some amazing experiences, from Salmon Fishing on the Tay, whisky and chocolate pairing to access to the Secret Bar at Dewars Whisky (not open to the public) to name a few

Check in/out times

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

Pets

- Maximum of 2 pets upon request

Disabled facilities

- Suitable for guests with limited mobility. Perthshire Manor offers a ground floor bedroom with walk in shower room.
- Both lounges, snug, dining area and kitchen all located on the ground floor

Stag & Hen parties

- Sophisticated stag & hen groups welcome, upon request

Perthshire Manor

ACTIVITIES

On-site activities

- Wood fired cedar hot tub nestled in the woods behind the house (10-12 guests)
- Cinema room with Bose surround sound
- Play den for younger guests, with a great mix of books and toys
- A wide variety of walks and tours available form the property

Local attractions

- 5.5 acre estate, within short walking distance (600m) of Aberfeldy, lovely book shops, coffee shops, restaurants and interior shops
- Amazing walks directly from the house - including the famous Birks of Aberfeldy walk
- Birks cinema - local Art Deco community cinema

Tailored Highland Experiences - have a fabulous experience when you come and stay at Perthshire Manor, not just in the house but in the surrounding area. Enjoy a full range of activities which include the following

- Isle Of Skye Scenic Tour By Helicopter, with specially requested visits and exclusive landing permissions. Please enquire for more information.
- Trout Fishing - There is so much trout fishing to choose from in the area. Whether you want to target wild brown trout in the River Tay or River Lyon, amidst stunning iconic Scottish scenery or fish the numerous hill lochs that surround Perthshire Manor, we can help.
- Salmon Fishing - Catching an Atlantic Salmon in Scotland must be one of the greatest achievements in the Sporting World. Perthshire Manor is blessed with a geographical location close to some of Scotland⍰s finest salmon rivers, the River Tay and Tummel and River Lyon. Alba Game Fishing can deliver a unique salmon fishing experience.
- Dewars Whisky Tasting - Dewars is just a short walk away from Perthshire Manor, and we have teamed up with their Visitor Centre to offer whisky tasting at Perthshire Manor or at the Distillery. Tour the distillery to see how we create the distinctive honeyed richness of our spirit. Access our atmospheric warehouse and learn how we double age our whisky for extra smoothness. Explore our interactive exhibition, guided by our bespoke app. Soak up the atmosphere in our welcoming cafe and Whisky Lounge, and fill your own bottle from our hand-selected casks. Guests of Perthshire Manor have exclusive access to the Secret Bar, (not open to the public). Enjoy a private tour of the distillery & finish off with a wee dram of whisky in the Secret Bar.
- Highland Safaris - Highland Safaris have created a truly Scottish Experience with everlasting memories. Imagine five star hospitality combined with a truly magical encounter with nature, amidst 250,000 acres of the most spectacular scenery in Scotland. Highland Safaris guarantees to enhance your experience of the Scottish wilderness, with a passion and knowledge of the area, wildlife, the surrounding environment, the rich heritage and fascinating culture.
- Loch Tay Safaris - Experience this unique boat trip, bringing the heritage and history of Loch Tay to life! Our modern custom-built boat is comfortable, fast, dry & gets in close to the inaccessible parts of the loch to explore the wildlife & nature. Live commentary from our passionate and knowledgeable crew will take you on a journey through the local history, heritage and folklore. An Inspirational journey suitable for all ages..
- Wee Adventures Bespoke Outdoor Adventures - Perthshire Manor is located in the spectacular outdoors of Highland Perthshire, nature⍰s own playground. Explore and embrace it with Wee Adventures who are local adventure sports and slow adventure specialists with a reputation for delivering exceptional outdoor experiences and kids⍰ activity days that will leave them pestering you for more!
- Wee Adventures Walking & Experimental Tours - Expert guide Tim Willis is often found guiding in Scotland⍰s North West Highlands & Islands or in the Himalayas of Nepal. But Perthshire is his home and nobody tells it⍰s story quite like Tim. Let him bring this truly magical part of Scotland to life for you - its big mountains with incredible views; beautiful

HOUSE PARTY SOLUTIONS

Perthshire Manor

LOCATION

Situated on a private 5.5 acre estate overlooking the Highland town of Aberfeldy. Only 90 minutes from both Glasgow & Edinburgh, both with their respective airports there to welcome international guests (helicopter landing possible at Perthshire Manor).

Distance from

- Glasgow - 1 hour 30 minutes / 71 miles
- Edinburgh - 1 hour 30 minutes / 75 miles
- Dundee - 1 hour 20 minutes / 55 miles
- Manchester - 4 hours 50 minutes / 277 miles
- London - 8 hours / 475 miles

Nearest airport

- Perth - 1 hour / 37 miles
- Dundee - 1 hour 15 minutes / 53 miles

Nearest railway station

- Pitlochry station - 30 minutes / 15 miles
- Dunkeld & Birnam - 30 minutes / 17 miles

Distance to Town

- Aberfeldy - 5 minutes / 1 mile

HOUSE PARTY SOLUTIONS

Perthshire Manor

PRICES

2024/25

Exclusive use

Pricing for exclusive use vary throughout the year and are based on seasonal dates. Please then do enquire for confirmed rates based on your time of year.

Weekend

- Weekend bookings priced from - 2 nights: £10,000 to £13,000, 3 nights £12,000 to £15,000, 4 nights: £14,000 to £19,000

Mid-Week

- Mid-week bookings priced from - 2 nights: £10,000 to £12,000, 3 nights: £12,000 to £15,000, 4 nights £14,000 to £18,000

Weekly

- Weekly bookings priced from - 5 nights: £16,000 to £25,000, 6 nights: £18,000 to £28,000, 7 nights £20,000 to £30,000

Christmas & New Year

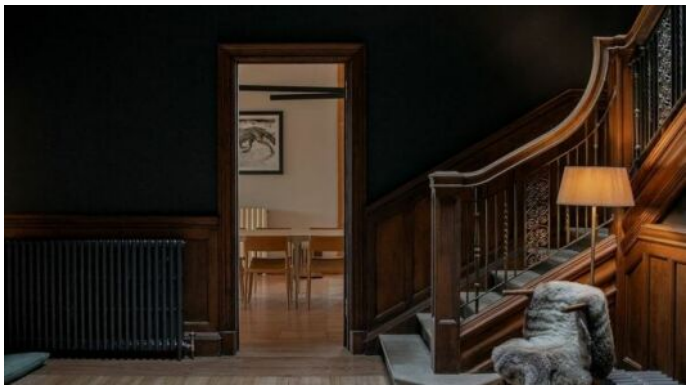
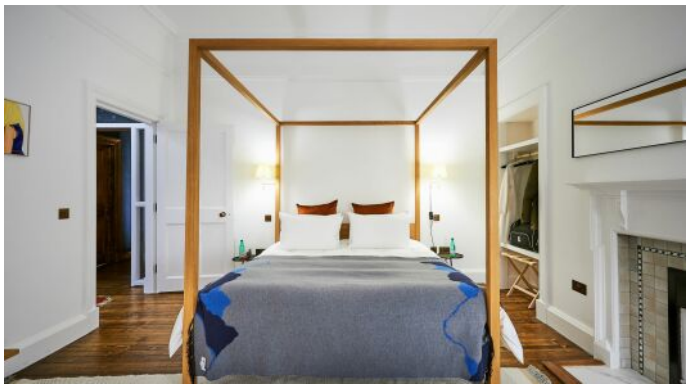
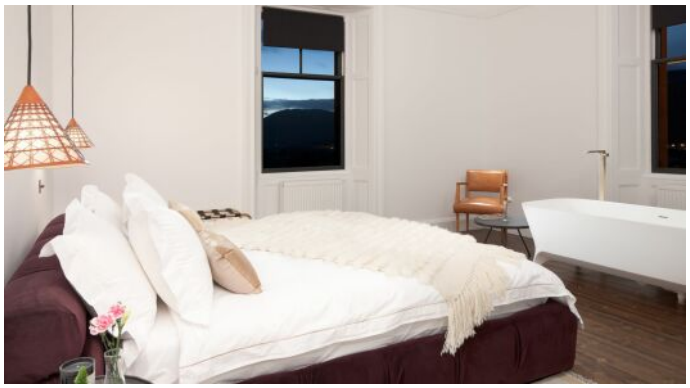
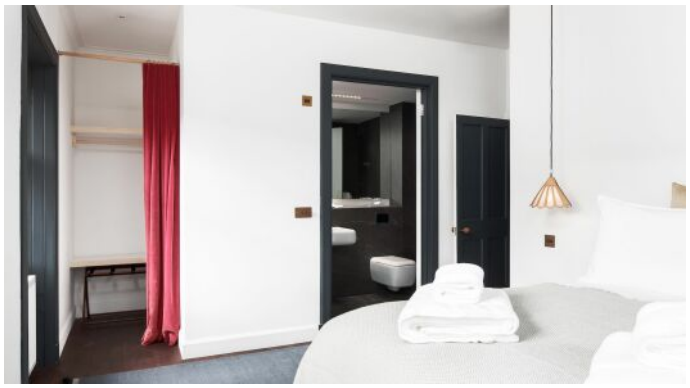
- Perthshire Manor (sleeps up to 18 guests) - Christmas & New Year priced at £25,000 for 5 nights, £28,000 for 6 nights & £30,000 for 7 nights

The Lodge

- If you do require further space & accommodation then the beautiful Lodge can be provided. Please enquire for pricing and packages, rates do vary throughout the year

The following are included in the above rates

- Exclusive use of Perthshire Manor house and grounds, 9 bedrooms all en-suite bathrooms, total of up to 18 guests
- Full breakfast every morning
- Daily Housekeeping and turn-down service
- Private butler at your service throughout your stay
- Morning and afternoon tea & coffee with freshly baked cake
- Flowers throughout the lounge, sitting room and dining areas
- Guests are welcome to enjoy Perthshire Manor's extensive selection of Whiskey and Gin's
- Unlimited supply of fire wood for the internal fires, the fire pit on the terrace and Hot Tub

HOUSE PARTY SOLUTIONS

Perthshire Manor