

Easter Lodge

Region: Perthshire Sleeps: 21

Overview

Edwardian properties are known for their simple design, spacious rooms with high ceilings and ornate handcrafted features. This property, built on the edge of the Cairngorm National Park, reflects the character of the era with fabulous wood-panelled rooms, wide-open hallways and generously proportioned rooms.

A former shooting lodge at the end of Glenshee, set in its own fenced policies, this home was designed to cater for larger house parties, making it ideal for group and family gatherings of up to 21.

The adjoining Cairngorm National park covers an area of just over 4.5 thousand square kilometres and is a popular destination for walkers, wildlife and outdoor activities, including seasonal skiing. Adjacent Strathmore is home to many top-class golf courses. Trout fishing, together with the use of 2 boats is yards from the door, and salmon fishing is available on the estates own River Blackwater, as well as the nearby Rivers Ericht, Isla and Tay.

Guests will enjoy the three large reception rooms with both the capacity and grandeur for special occasions. Off the magnificent panelled entrance and hall, they consist of the main drawing room with open fire, bay window with padded window seats, a smaller sitting room with open fire and picture windows, and a large games room with wood-panelled wainscoting, table tennis table, small snooker table and a large seating area. It's a perfect space for house guests to enjoy a few Scottish reels at the end of the evening with the furniture moved to the edge of the room.

The grand entrance hall is a beautiful space with its decorative wood panelling; wide handcrafted staircase leading up to the first-floor gallery landing. Access to the modern conservatory is off the drawing-room; outside is a paved area with seats, perfect for relaxed BBQ's.

The dining room with large windows looking out onto the front lawns and hills beyond has a long table seating up to 20 guests. A large sideboard, perfect for buffet breakfasts and formal dinners alike, provides toasters, warmers, glassware and cutlery.

The farmhouse kitchen is fully equipped to cater for groups and comes with a 6 door AGA, together with a range style electric oven and gas hob. There is a



cold store, a pantry with 2 dishwashers, a laundry with washing, drying and ironing facilities. There is a boot/gunroom and a WC by the back door.

There is another ground floor WC off the games room. There is separate accommodation for visiting catering staff available by prior request.

Facilities

Cottage • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • <1hr to Airport • BBQ • AGA • Tennis Court • Games Room • Indoor Games • Table Tennis • Pool/Snooker • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Golf Nearby • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Historical Sites

Interior & Grounds

This property, built on the edge of the Cairngorm National Park, reflects the character of the era with fabulous wood panelled rooms, wide open hallways and generously proportioned rooms.

Ground Floor

- Grand entrance hall with decorative wood panelling
- Main drawing room with open fire and bay window with padded window seats
- Sitting room with open fire, picture windows and comfortable armchairs
- Large games room with wood panelled wainscoting, table tennis table, small snooker table and a large seating area
- Separated formal dining room for 20 people
- Fully equipped farmhouse kitchen with a 6 door AGA, electric oven and gas hob
- Utility room with washing machine and tumble dryer
- Pantry with two dishwashers
- Boot/gunroom
- Two W.C

First Floor

- Master bedroom with double bed and en-suite with bath, wash basin and WC
- Bedroom with two single beds and hand basin
- Bedroom with two single beds and hand basin
- Bedroom with two single beds and hand basin
- Bedroom with two single beds and hand basin
- Bedroom with a single bed and wash basin
- Shared bathroom with bath/shower unit
- Shared bathroom with bath/shower unit
- Shared bathroom with WC
- Two WC

Second Floor

- Dormitory style bedroom with four (or five) single beds and a small seating area in the turret
- Bedroom with two single beds and hand basin
- Bedroom with two single beds
- Bedroom with two single beds
- Bathroom with bath and shower, hand basin and w.c
- Bathroom with bath and shower, hand basin and w.c
- Bathroom with bath with shower attachment, hand basin and w.c

Exterior Grounds

- 1500 acre estate
- Working farm
- Mix of lawns, borders and shrubs
- Outdoor dining



- Tennis court
- Garden furniture
- Private parking
- Barbecue

Additional Facilities

- Wi-Fi connection
- Central heating
- Freeview TV
- Cot

**** The resident managers provide 2 hours daily housekeeping which includes re-laying the fires and filling the log baskets, attending to the public rooms and keeping the bathrooms and w.c's clean and tidy. They live separately in one end of the house and are readily available and pleased to offer help and advice.*

Location & Local Information

The house is set in its own 1500 acre estate and working farm in the Perthshire Hills. Guests are welcome to wander where they will within the constraints of farming activities, keeping dogs on leads or under CLOSE control, and leaving gates as they are found.

The landscaped grounds are a mix of lawns, borders and shrubs. There is a tennis court (please bring your own racquets and balls). There is plenty of parking space at the front and rear.

The adjoining Cairngorm National park covers an area of just over 4.5 thousand square kilometres and is a popular destination for walkers, wildlife and outdoor activities, including seasonal skiing. Adjacent Strathmore is home to many top-class golf courses.

Trout fishing, together with the use of 2 boats is yards from the door, and salmon fishing is available on the estates own River Blackwater, as well as the nearby Rivers Ericht, Isla and Tay.

Glamis, Blair Atholl and Balmoral Castles are all a drive away.

Edinburgh Airport is just over an hour, Perth and Dundee are less than an hour.

Local Amenities

Nearest Airport	Perth Airport (40 km)
Nearest Airport 2	Edinburgh Airport (109 km)
Nearest Village	Bridge of Cally (7 km)
Nearest Town/City	Bairgowrie (17 km)
Nearest Restaurant	Little's Restaurant (16 km)
Nearest Bar/Pub	The Kirky Bar & Restaurant (9 km)
Nearest Supermarket	Tesco Superstore (17 km)



Nearest Beach

**Broughty Ferry Beach
(53 km)**

Nearest Golf

**Blairgowrie Golf Club
(19 km)**

What we love

- The adjoining Cairngorm National park covers an area of just over 4.5 thousand square kilometres and is a popular destination for walkers, wildlife and outdoor activities, including seasonal skiing.
- Trout fishing, together with the use of 2 boats is yards from the door. As well as Salmon fishing in our own River Blackawater, nearby Rivers Ericht, Isla and Tay
- The resident managers provide 2 hours daily housekeeping which includes re-laying the fires and filling the log baskets, attending to the public rooms and keeping the bathrooms and w.c's clean and tidy.

What you should know...

- The property managers live on site separately in one end of the house and are readily available and pleased to offer help and advice
- Well behaved dogs are welcome, but not in the house. Kennels are provided

Terms & Conditions

- Security deposit: £500 paid via bank transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4 pm
- Departure time: 10 am
- End of stay cleaning included?: Yes. However, 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.
- Linen & towels included?: Yes, Bed linen, and towels are included in the rental price.
- Energy costs included?: Yes, included in rental price.
- Heating costs included?: Yes, included in rental price.
- Internet access?: Yes, Wi-Fi internet access included in rental price (please remember that it is a rural connection and so it may not be as strong as it is at home!)
- Minimum stay: 7 nights and short breaks on request
- Changeover day: Saturday
- Pets welcome?: Dogs welcome but not in house. There are kennels
- Smoking Allowed?: Not permitted.
- Tax: Included in the rental price.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Other Ts and Cs: Stag and Hen bookings, may not book this property, unless discussed in advance for approval.