

# Oak Tree Cottage

Region: Perthshire Sleeps: 7

## Overview

The craftsmanship and styling of the wonderful Oak Tree Cottage is phenomenal. If you have a keen eye for interior design, you will beam when you tour this amazing holiday home. Nestled just outside the historic town of Dunkeld in Perthshire, the cottage enjoys extraordinary views over the lush, wooded Birnam Hill. Oak Tree Cottage boasts an aura of seclusion and intimacy whilst still being a mere five minutes drive from the centre of town. With three fantastic bedrooms, the cottage sleeps seven to eight guests. It also boasts a wonderful open plan living room, a snug, a utility room, three bathrooms and an acre of garden.

The picturesque town of Dunkeld lies on the north bank of the River Tay, opposite Birnam and roughly 25 km north of Perth. The majestic Dunkeld Cathedral is a remarkably well-preserved example of a Scottish burgh of the late seventeenth and early eighteenth centuries and the town is brimming with attractive ancient buildings, many of which have been restored by the National Trust for Scotland. Atholl Street is sprinkled with a variety of charming specialist shops and the river walk boasts stunning views of Thomas Telford's Dunkeld Bridge.

Oak Tree Cottage has been recently built using the very best materials. You will discover a magical blend of modern and traditional styling, incredible craftsmanship, wonderful warm colour palettes, heaps of technology and some wonderful contemporary finishes. Stunning, hand crafted wood and glass doors open to the main living space. They are a work of art in themselves and give you an immediate taste of the attention to detail Oak Tree Cottage offers. The open plan living area is a tremendously warm and inviting space with huge glass doors drowning it in natural light. Gorgeous colour splashes in the form of golden yellow Chesterfield-styled sofas and trendy accent chairs add to the warmth of the rich woods. A contemporary handmade French walnut and granite kitchen sits in one corner with outstanding appliances that will please the chef in your group. A smart dining table and chairs sit on one side of the kitchen while a cosy television corner sits on the other side. On the far side of the room, three sumptuous sofas are perfectly positioned with gorgeous garden and terrace views. In addition to the main living space, Oak Tree Cottage also boasts a fabulous snug, the perfect place to disappear with the Sunday newspapers and a cup of tea or to play a family board game. A Smart television with Freeview, Amazon Prime and Netflix and a Sonos sound system are provided for your enjoyment. Along with an immaculate, stylish



family bathroom, one of the cottage's three bedrooms is also located on the ground floor. It is a superbly comfortable room with a beautifully dressed quality kingsize bed and some gorgeous traditional wooden furniture. The oversized headboard, rug and soft furnishings all enjoy some vibrant red colour splashes. The fully tiled family bathroom is beautiful with a freestanding bath, a wet-room styled shower and a gorgeous sink arrangement. The cottage enjoys a handy separate utility room.

The wood and iron, open tread staircase that takes you upstairs is another masterpiece. The master bedroom suite is a deluxe haven with pale green walls and exquisite orange accent chairs that match the giant headboard, cushions and throws. It is a brilliant colour combination. Like downstairs, the room comes with stylish accessories and yet more original art. Delightful apex doors open to a lovely furnished terrace where you can enjoy your morning cup of coffee and the fantastic views. The pristine wet-room ensuite comes with gorgeous grey tiles and another brilliant wooden shelf under the contemporary sink. The final bedroom offers flexible sleeping arrangements and can be set up as three single beds or one super kingsize bed and an single. It is another beautiful room with gorgeous furniture and accessories and an ensuite shower room.

The outdoor space of Oak Tree Cottage has been just as brilliantly planned as the interior. The main living space opens to a polished stone terrace with alfresco dining for ten guests, a barbecue and a firepit. The terrace enjoys a wonderful spot where you can take full advantage of the beautiful views. There is also a top notch hot tub for eight guests where you can take an indulgent dip and relax. The gardens are beautiful with an outdoor climbing frame for little ones and very pretty flowers. The immediate countryside is stunning and provides a rich mix of activities including marvellous walks, riding, fishing and golf at one of the nearby courses. Many visitors are attracted by the elegant atmosphere and significant associations of Dunkeld and the surrounding area. There are plenty of nearby attractions, including Scone Palace, Gleneagles or more locally, the oak woods on the lower slopes of Birnam Hill, as mentioned in Shakespeare's Macbeth. This is a remarkable spot to marvel at views over Dunkeld, Birnam and Strath Tay, making it a fantastic choice for any family holiday.

AS MENTIONED IN

# The Telegraph

## Facilities

Cottage • Wow Factor • Quirky • Instagrammable • Modern • Sustainable Collection • **Recommended** • **Exclusive** • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Hot Tub • BBQ • Hairdryer • Ideal for Parties • Ideal for Xmas/NY • Ground Floor Bed & Bath • Smart TV • Indoor Games • Outdoor Games • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Toys • Rural Location • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic

## Interior & Grounds

# Oak Tree Cottage

### Ground Floor

- Open plan living/dining/kitchen area
- Snug
- Utility room
- Family bathroom with wetroom shower, bath, washbasin and WC
- Bedroom 1: King-size or two single beds (as required)

### First Floor

- Master Bedroom: King-size or two single beds (as required) with an ensuite bathroom
- Bedroom 3: Super king and one single bed or 3 x single (as required) with an ensuite bathroom

(Bed configuration is variable: 7 single beds, can be arranged to offer any combination from 1 single + 3 zipped-up super king size beds to 7 singles. Excellent quality sprang mattress foldable single can be added to accommodate 8th person)

### Outside Grounds

- Outdoor patio area
- Hot tub for 8 guests
- 1 acre garden
- Large grassed area of the garden specifically dedicated to games
- BBQ (charcoal)

### Amenities

- Smart TV with Freeview, amazon prime videos, Netflix
- Sonos Speakers
- WiFi access
- 5 induction hobs, electric fan oven and electric grill
- Microwave
- Dishwasher
- Toaster
- Blender
- Filter coffee machine
- Hairdryer
- Iron and Ironing board
- Washing machine
- Tumble dryer
- Parking for up to 3 cars



## Location & Local Information

Oak Tree Cottage enjoys a totally private, secluded location five minutes from the centre of Dunkeld, a picturesque town of Perth and Kinross. Sitting on the River Tay, the town enjoys a wonderful selection of unique shops, beautiful buildings, an ancient cathedral and a famous bridge. The lovely houses of Dunkeld were built in the early 1700's and have been restored to provide homes for local people by the National Trust for Scotland. Another NTS property is the Ell Shop which features the original 'ell' measure, just over a metre long which was used for measuring cloth in days gone by. Across the river is the lovely Birnam. Together they offer wonderful countryside, heaps of history and heritage, culture, events and wonderful eateries. These two towns and the surrounding area are known as 'Big Tree Country'. The towns were joined in 1809 with the building of the Dunkeld Bridge by Thomas Telford. The Dunkeld House Tree Trail celebrates the tree heritage of the Dunkeld House Estate. It is open to everyone and offers lovely walks through the gorgeous woodlands of the estate. Dunkeld House was once the home of the 'Planting Dukes' of Atholl. As well as having amazing grounds, the hotel is open for delicious afternoon teas and drinks.

The Hermitage is a magnificent landscape where you can walk in the footsteps of Wordsworth, Mendelssohn and Turner. This stretch of the Perthshire forest boasts dramatic natural features having once been designated a pleasure ground in the 18th century for the Dukes of Atholl. Towering Douglas firs, amongst the tallest trees in the UK, lead to the roaring Black Linn Falls where the River Braan crashes down into the deep, foaming pools below. A picturesque folly, Ossian's Hall, which was originally built in 1757 overlooks the waterfall. It has been refurbished with mirrors, sliding panels and paintings. The Hermitage is very popular. You should look out for red squirrels, salmon and the totem pole hidden in the woods.

While in Perthshire, you should visit Pitlochry. The town is renowned for its crisp air, its astounding landscape, its fine hospitality and its welcoming locals. For a taste of culture, you can enjoy sold-out shows at the Festival Theatre, a summer schedule of Highland games, the Enchanted Forest in autumn and a fantastic New Year's Day Street Party. There are a number of excellent spas offering pampering wellness sessions including Thistle and Orchid Beauty and Atholl Palace and a lovely selection of cafes for afternoon tea or a hearty Scottish breakfast. Also on offer are charming bars and pubs for a glass of the local tipple and some excellent craft shops.

The Blair Atholl Distillery is very beautiful. Though quite small, it is one of the oldest serving distilleries in Scotland. The Bell's Blend is proudly owned by Blair Athol. The distillery is believed to have been founded in 1798 though it then changed hands a number of times. By 1932 and throughout WWII, Blair



Athol was shut until it was rebuilt in 1949. The visitor's centre was built in 1987 and proudly entertains thousands of tourists. You can take tours of the distillery and taste some wonderful malt whisky.

Blair Castle has been the home of the Atholl family for over seven centuries. It enjoys a fascinating history and has been home to politicians, soldiers, agriculturalists and entrepreneurs, all against a backdrop of fine 18th century interiors and Scottish baronial architecture. It boasts thirty rooms full of collections of furnitures, arms, china, lace and portraits. The castle sits in the heart of a historic landscape which was laid out in the 18th century and features a nine acre walled garden, a beautiful wooded grove, a ruined Kirk, a red deer park and a Gothic folly. Peacocks roam freely and native red squirrels are often spotted in the trees.

## Local Amenities

Nearest Airport	<b>Edinburgh Airport (88.7 km)</b>
Nearest Train Station	<b>Dunkeld and Birnam (2.8 km)</b>
Nearest Village	<b>Dunkel/Brinam (2.5 km)</b>
Nearest Town/City	<b>Perth (22.1 km)</b>
Nearest Bar/Pub	<b>Loads of choices in village (2.5 km)</b>
Nearest Restaurant	<b>Loads of choices in village (2.5 km)</b>
Nearest Supermarket	<b>Small co-op in village or all major supermarkets in Perth (2.5km/22km)</b>
Nearest Golf	<b>Dunkeld and Birnam Golf Club (5.5 km)</b>
Nearest Tennis	<b>Bookable court available in the village (2.8 km)</b>

## What we love

- Oak Tree Cottage is wonderfully located at the foot of Birnam Hill, a secluded area surrounded by towering trees and plenty to discover by walking, hiking and mountain biking
- The cottage is beautifully presented and boasts sensationally crafted wood finishes designed and built by Paul Hodgkiss throughout. The attention to detail in every space is incredible!
- After a day of exploring Perthshire, you can relax in one acre of gardens, dine alfresco with wonderful scenic views and feel pampered in the hot tub
- Oak Tree Cottage is a luxurious base to discover the historical town of Dunkeld and its multitude of beautiful ancient buildings, galleries, craft shops, cafes, restaurants and bars
- There is never a dull moment in this wonderful region with a fabulous selection of outdoor activities including white water rafting, gorge walking, shooting, horse riding, hillwalking, fishing and mountain biking

## What you should know...

- Each of the bedrooms offers flexible sleeping arrangements. All of the beds can be set up as singles or kingsize or super kingsize beds
- Guests are kindly asked not to wear any high/stiletto heels on the staircase
- If you have an eighth guest, there is a foldable, excellent quality, single sprung mattress that can be used

# Terms & Conditions

- Security deposit: £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: 4pm
- Departure time: 11am
- Energy costs included?: Yes, included in the rental price
- End of stay cleaning included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price. 1 bath and 1 hand towel, additional hand towel in shared bathrooms, small square towels will be provided to help with makeup removal
- Pets welcome?: On request prior to booking ONLY with the owner. If accepted, a pet supplement of £100 will apply. Please state the breed of dog at the time of booking. Strictly only 1 dog allowed at the property.
- Changeover day: Friday
- Smoking Allowed?: No
- Minimum stay: 3 nights in low seasons and 7 nights in high season
- Stag & Hen Do's Allowed? : No stag or hen do's allowed
- Other Ts and Cs: Events: We understand that people might want to celebrate birthdays, etc. but we ask that these are limited to the booking guests. It is residential area so we ask that our neighbours privacy is respected and noise levels are kept to minimum after 10pm
- After 11pm please use the terraces and gardens around the house as quiet areas.
- Please do not set up music systems outside the house.
- Please limit any loud music playing inside the house so it cannot be heard outside.
- Please show consideration for our neighbours in the early morning and late evening.
- If you are having any deliveries or ordering taxis please ensure they have clear directions.