



Rannoch Lodge Cottages

Rannoch, by Pitlochry, Perthshire PH17 2QD



Initial enquiries and bookings:

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HOLIDAY COTTAGES

Our four cottages lie within the private grounds of Rannoch Lodge which has a spectacular setting at the head of Loch Rannoch.



The lawns of the Lodge sweep down to our private jetty with an uninterrupted view down 11 miles of loch towards the mountain Schiehallion. This is considered locally to be one of the finest views in Perthshire.



We have half a mile of private beach along the head of the loch where our guests may fish without the need for a permit.

This historic Perthshire house was begun in the eighteenth century and was formerly the seat of the Menzies family. The building was almost destroyed by fire in the 1980s but the present owners are now restoring it.

While retaining their original exteriors, the Coach House, the Gamekeeper's House, the Ghillie's Cottage and the Ploughman's Cottage have been modernized inside. Hot water and full central heating is provided by oil. Each cottage is equipped with electric cooker and extractor hood, microwave, washing machine/tumble dryer, dishwasher, refrigerator, freezer, colour television and video or DVD. There is a shower over every bath. A cot and high chair are available free of charge.

The cottages are set in 30 acres of woodland and park. They are homely and comfortable, intended for those who want to get away from the cities and discover for themselves the simple traditional atmosphere of Highland Perthshire as it was. The Gamekeeper's House and the Ploughman's Cottage are about 100 metres apart and the changeover day for these cottages is Friday. The Coach House and the Ghillie's Cottages are about 150 metres apart and the changeover day is Saturday. A maximum of 2 pets is allowed per cottage at a small additional charge (see Booking Conditions).

By the middle of the nineteenth century Rannoch Lodge had become a retreat favoured by some of the world's most prominent figures. Andrew Carnegie, the Dunfermline weaver's son who became the richest man in the world, fled here for three months in 1892 to escape serious industrial unrest in his Pittsburgh steel mills. In 1901, the year before his death, Cecil Rhodes worked for a month at Rannoch Lodge on the final draft of his Will to establish his scheme for Rhodes Scholars to study at Oxford. The young Winston Churchill was one of his house guests. In more recent times, the actress Elizabeth Taylor was a frequent visitor in the 70s and early 80s. She is said to have spoken often of finding a special peace here.

OUTDOOR ACTIVITIES

Today it tends to be those most interested in outdoor pursuits who come to Rannoch. There are delightful walks by forest paths up to the Lodge's own hill land.

Our hill land is the start of the climbers' path to Ben Alder round Loch Ericht. There are excellent walks to the Black Woods of Rannoch or through the hills to Schiehallion, Ben Lawers and Glen Lyon.

Ultimately there is wild Rannoch Moor, with a fourteen-mile walk over one of the most romantic wastes in Europe to the Pass of Glencoe into Argyll. Waterproof clothes and walking shoes are essential, binoculars useful. We recommend that you bring Ordnance Survey maps nos. OS42 and OS51 which cover the area around the loch. Midge repellent is recommended during the months of June to September.

Although Rannoch is attractive all year round, bird watchers will find it at its best in spring (April/May). The area is home to great numbers of waders, waterfowl, woodland and game birds, as well as birds of prey. In late October/November the autumn colours are spectacular.

FISHING

The loch is famous for its wild brown trout. There are also pike, perch and char. Fishing is from shore or boat. You may fish from our own shore without purchasing a licence, but if you want to fish from any other part of the loch, or from a boat on the loch, you must obtain a licence. Licences can be purchased from The Country Store in Kinloch Rannoch..



PETS

You are welcome to bring pets with you up to a maximum of two per cottage, at a charge of £10 per head per week. They must be kept under proper control: please see the Booking Conditions.

CAR PARKING

There is plenty of space for visitors' cars to be parked beside each of the cottages. Please keep to the specially made car park areas.

LINEN/TOWELS

Bedlinen is provided as are all towels including tea towels.

TELEPHONE

You should be warned that mobile phones only work intermittently in the area at the moment. The nearest public telephone is at Bridge of Gaur, half a mile from Rannoch Lodge main gate.

ELECTRICITY/OIL

Fuel is now included in the rental charge.

TELEVISION

Because terrestrial TV reception is so poor in our area, we have now provided all the cottages with digital TV through a satellite dish. This is a reduced Sky package but offers Sky News and CNN news in addition to good reception for the terrestrial channels. On radio Long Wave only can be obtained at present.



FIREWOOD/COAL

A quantity of logs is supplied free of charge for each week booked. More logs may be purchased from the Manager and coal can be bought at Kinloch Rannoch.

PETROL/GARAGE

Petrol and diesel are not available in Kinloch Rannoch although there are garages in Aberfeldy and Pitlochry that supply both. Brown's Garage in Kinloch Rannoch has full service and repair facilities but does not sell fuel to the public.

SHOPPING AND SUPPLIES

There is currently no shop at Bridge of Gaur. At Kinloch Rannoch the Country Store is well-stocked and sells newspapers. The Post Office is within the Country Store and is open from 9.30 am until 11.30 am Monday to Friday. Aberfeldy and Pitlochry, each thirty miles from Rannoch Lodge, provide the fuller facilities of a small town. Each has a supermarket. The nearest city is Perth, sixty miles away.

RAILWAY

The B846 road from Rannoch Lodge ends at Rannoch Station on the West Highland line five miles away. If necessary, we can arrange transport to and from the station for an extra charge. There is no road across Rannoch Moor. Trains go from Rannoch Station to Glasgow, Fort William, Oban and Mallaig. Fort William is one hour away from Rannoch Station. The journey to Mallaig is considered one of the "Great Train Journeys of the World".

HOTELS/RESTAURANTS

The Moor of Rannoch hotel, right beside Rannoch Station, offers meals to non-residents. Advance booking is advised (01882 633238). The hotel is open from Easter until the end of October. There is presently no public bar at the Moor of Rannoch. The Riverbank Café, which is open 10am to 5pm Tuesday to Sunday and offers homecooking, crafts and gifts can be found in the village of Kinloch Rannoch (11 miles). Bridge of Gaur Guest-house provides evening meals and is fully licenced and open all year. Booking is essential on 01882 633356. There is a tea room on Rannoch Station for light meals from 10am to 5pm, open March to October.

THE COACH HOUSE (sleeps 4) Changeover Day: Saturday

The Coach House is a charming small granite building which is part of the Stable Block/Game Larder complex of Rannoch Lodge itself.

From the sitting room this cottage has a view of the loch and, when clouds permit, of the mountain Schiehallion.

There are two twin-bedded rooms and a bathroom on the first floor.



The dining/sitting room runs the length of the building and has a wood-burning stove. French doors from the living room lead straight on to the grounds



The kitchen contains a dishwasher, and there is a shower over the bath.



THE GHILLIE'S COTTAGE
(sleeps 6)
Changeover day: Saturday



This single-storey white cottage is situated on a small rise above parkland and looks down on pine trees and the length of Loch Rannoch beyond. . There is an open fire in the L-shaped living room, which also enjoys a spectacular view of the loch.

There are three bedrooms: a twin-bedded room, a double room and a room with adult-sized (3ft. wide) bunk beds. We can provide a cot and a high chair if required.



The bathroom includes a shower and there is a second WC off the kitchen.



THE GAMEKEEPER'S HOUSE

(sleeps 6)

Changeover Day: Friday

This traditional 19th Century dormer cottage is close to the loch shore and is popular with those wanting to fish.

In the close season of 2008/09 the cottage was completely modernised with the addition of a third (double) bedroom and an upstairs shower room/WC.

The Gamekeepers has a view of the loch on one side and mountains on the other. In summer months an osprey can often be seen sitting on its favourite dead-tree perch nearby or fishing in our end of the loch.



There are two twin-bedded rooms on the first floor and a room with a double bed on the ground floor.

There is now a bathroom with shower downstairs; and upstairs, between the two bedrooms there is a WC and shower. The kitchen has a dishwasher, but for convenience, the washing machine and tumble drier are now housed in a separate small utility room also on the ground floor.



Two rooms have been combined to create a single living/dining room. There is a wood burning stove as well as oil-fired central heating throughout the cottage.



THE PLOUGHMAN'S COTTAGE

(sleeps 5-6)

Changeover Day: Friday

This traditional house consists of two single storey 18th century cottages which have been joined together with an added porch and extended to form three bedrooms upstairs. The interior has been completely renovated and redecorated.

The sitting room has a stove which burns logs or coal. There is a separate dining room. The bathroom with shower is downstairs. The kitchen has been refitted with pine units, beech worktop and new appliances.



Upstairs there is a double bedroom, a twin-bedded room and a single bedroom. For a charge of £25, one additional person may be accommodated, by the use of a box bed (also known as an Orkney bed) in an alcove off the dining room .



BOOKING CONDITIONS

HOLIDAY LETS ONLY

All our cottages are let under Section 12(2) and Para 8, Schedule 4 of the Housing (Scotland) Act 1988. This means that they must be used for holiday lets only and may not be sub-let. The maximum number of visitors permitted is set out in the section on each cottage. We do not allow caravans or tents.

BOOKINGS

Cottages may be booked for periods of one week to four weeks. A letting week runs from 4pm on the Friday/Saturday of arrival until 10am on the following Friday/Saturday. Reservations will only be confirmed after we have received a signed booking form and deposit. Bookings for the weeks requested are subject to the accommodation still being available when your booking form and deposit are received. We also take short bookings (from 2 nights) in the off-peak season.

In the event of circumstances beyond our control (fire, flood etc.) which made us unable to provide the accommodation on the dates agreed, our liability will be limited to a full refund of all money paid. We would in such circumstances however do everything possible to find suitable alternative accommodation.

DEPOSIT

All booking applications must be accompanied by a non-returnable deposit of £100 in respect of each week booked. This deposit will be considered as an initial payment towards the total cost of your holiday, provided the balance is paid in full not less than 2 calendar months before the starting date. If we do not receive the full accommodation charge by this date, we will consider the reservation to be cancelled and the deposit will be forfeited. Cheques and postal orders should be made payable to Rannoch Lodge. We do not accept credit cards.

CANCELLATION

Notice to cancel a booking must be in writing and sent by Recorded Delivery. Provided that the notice of cancellation is received not less than 2 months before the start of your holiday, as provided above, only the deposit will be forfeited.

If however notice to cancel has not been received by the time specified and we are, in addition, unable to re-let the accommodation for the same period at the same rate, then you will be liable to pay the total cost of the booking.

CANCELLATION INSURANCE

We strongly recommend that you take out insurance to protect yourself against financial loss in case you are obliged to cancel your holiday because a member of

yourself against financial loss in case you are obliged to cancel your holiday because a member of your party becomes ill. Two insurance companies which specialize in this cover are Schofields Ltd. (01204 365080) and J.L. Morris Ltd (01202 642840).

ELECTRICITY/OIL

These charges are included in the cottage rental. An initial quantity of logs is also provided for the open fire or wood burning stove. Extra logs and small bags of coal may be purchased from the Manager.

DOGS

We allow a maximum of two dogs in each of the cottages but we charge £10 per week in respect of each dog. We would ask your co-operation in not allowing dogs in the bedrooms or on the furniture, and also in removing all traces of dog hairs before leaving. You should bring with you a bed/basket and rug for each dog to sleep on. Dogs should never be left alone in a cottage.

VISITORS' LIABILITY

When you sign the booking form (or online equivalent) you are guaranteeing to us that you have the authority to sign on behalf of all the persons who will use the accommodation during the holiday booked. From the time of your arrival you and any other persons accompanying you take full responsibility for any loss, injury or damage suffered by you or those accompanying you (including animals) while on Rannoch Lodge ground, except where such loss, injury or damage is directly due to the acts or omissions of those employed by us.

You also agree to indemnify us against all loss and/or damage arising directly or indirectly to the accommodation and its contents from any act or omission by yourself or any person or animal accompanying you.

RANNOCH LODGE LIABILITY

The owners of Rannoch Lodge and any of its servants cannot be held responsible to you, or to any member of your party, for any loss, injury or damage suffered by you or those accompanying you while on Rannoch Lodge ground, unless such loss, injury or damage is directly due to the acts or omissions of the owners, their employees or agents.

HOW TO GET HERE

For those travelling to Rannoch by road we would recommend one of the three routes set out below.

1. Take the A9 north from Perth towards Inverness. Just north of the House of Bruar take the B847 turn-off to Calvine. Follow this road through Trinafour until it joins the B846 to Kinloch Rannoch. This scenic mountain route gives spectacular views of Schiehallion, but snow and ice can cause it to be closed in winter.
2. A variant on Route 1 is to take the A9 north from Perth and then, immediately north of Pitlochry, take the B8019 turn-off towards Tummel Bridge. This is a popular tourist route past the famous Queen's View. At Tummel Bridge the road changes to the B846. This takes you first to Kinloch Rannoch and then, following the north shore of Loch Rannoch, straight to Rannoch Lodge.
3. For those travelling from the south, there is also the Tourist Route by Crieff and Aberfeldy. North of Stirling leave the A9 for the A822 to Crieff. From Crieff take the A85 for two miles towards Perth, turning off on the A822 at Gilmerton. After Amulree fork left on the A826 for Aberfeldy. From Aberfeldy follow the B846 to Tummel Bridge and Kinloch Rannoch.

ON ARRIVAL

Arriving at the head of Loch Rannoch by the B846, you pass the first gate to Rannoch Lodge on your left. Continue for a further 800 yards to the main gate beside the Gate Lodge (below left). The final turn to the gate is immediately before a blind bend.



