



LOCHWOOD MANOR

weddings





WELCOME

TO LOCHWOOD MANOR

Welcome to Lochwood Manor! We are beyond excited for you and truly honored that you are considering us as the venue for your special event. From our stunning red barn to the charming outdoor pavilion and historic 1800s farmhouse, Lochwood Manor offers the perfect setting for your next event.

Whether you're envisioning an intimate celebration or a grand reception, our space can accommodate up to 200 guests, with dancing, and offers exclusive access to the property on your event day. With a dedicated bridal suite, bridal salon, groom's lounge, wooded ceremony space, indoor ballroom space and indoor + outdoor cocktail reception space, we provide all the comforts and amenities to make your day truly unforgettable. Plus, all of our indoor spaces are climate controlled, making Lochwood Manor the premier events destination in the Philadelphia suburbs and surrounding regions.

Our venue spans 7 beautiful acres, offering both indoor and outdoor event spaces, each with a unique charm. Our exclusive in-house caterer, Seedling and Sage, brings a modern farm-to-table approach to your wedding, using fresh, seasonal ingredients to craft custom menus that align perfectly with your vision, style, and budget.

It's our pleasure to host your special day at Lochwood Manor.



VENUE SPACES

the ceremony

Located down a romantic tree-lined walkway, in a private wooded area, is the perfect backdrop for exchanging vows: The Pavilion. The Pavilion features custom wood benches and green, landscaped surroundings.

A vintage wagon wheel chandelier and market lights adorn the Pavilion area.

The ceremony space and seating are included in your venue rental fee.

KEY FEATURES:

- Spacious covered pavilion
- Hand-carved bench seating
- Stone aisle walkway
- Private bridal walkway for grand entrance
- Seats up to 200 guests
- ADA accessible
- Ask about our ***in house rentals & decor*** for upgraded ceremony looks!



VENUE SPACES

the ballroom

The ballroom features hand hewn beams and beautiful pine floors that are original to the barn creating a space full of vintage charm. Floor-to-ceiling windows and extra large French doors assure the ballroom is flooded with natural light and perfect for unique photo opportunities. The ballroom can accommodate up to 200 guests with dancing.

KEY FEATURES:

- Seats up to 200 guests with dancing
- Mezzanine overlook; perfect for extra seating, lounge setups, and unique photo ops
- Stunning cross-back chairs
- Market lighting
- All-new luxury restrooms
- ADA accessible
- 20 foot long hand-carved bar
- Vintage wagon-wheel chandeliers
- Floor-to-ceiling windows + French doors
- Coat check
- Elegant place settings including:
 - White China plates
 - Flatware
 - Water glass + Champagne glass
 - Linen napkins + floor length table linens





VENUE SPACES

the mini barn



The perfect space before saying 'I do.' This bi-level mini barn features 2 floors of cabin-chic lounge space and a salon! There's plenty of room for your entire bridal party and glam squad to get ready in a relaxing, serene atmosphere.

Sip champagne, share laughs, and enjoy every moment as you prepare for your special day in a beautifully designed space made just for you.

KEY FEATURES:

- Accommodates bridal parties big or small
- Salon with 3 beauty stations featuring mirrors and adjustable bar stools
- 2 spacious floors with lounge areas plus 1 bathroom
- Suite area with grand chandelier, floor length mirror and bridal pedestal
- Complete with a bridal attendant that assures your day is flawless.
- Food and bar options available including tea sandwiches, bubbly, and more.



VENUE SPACES

couple's lounge



Situated on the lower level of the Main Barn right next to Arnold's Lounge, this is the perfect spot for hanging out before the big moment.

Leather couches, a circular table with wine barrel swivel chairs, and private changing area make this a great place to gather with your bridal party before walking down the aisle.

KEY FEATURES:

- Comfortably accommodates groomsmen or wedding parties big or small
- Features cozy lounge areas with leather couches, a TV, and a multi-purpose space perfect for photo ops
- 2 serene spa-like bathrooms including 1 glass-enclosed stone shower
- 1 private dressing area adorned with a vintage suit rack, lockers, and full length mirrors





VENUE SPACES

arnold's lounge

The perfect mix of industrial and historical. Located on the lower level of the Main Barn, it is the perfect place for your cocktail hour or small event. With a prohibition-style aesthetic, this space is somewhere you can relax, celebrate, and make unforgettable memories

KEY FEATURES:

- Accommodates an indoor/outdoor cocktail hour or small events
- Beautiful hand-carved copper bar
- Hanging mason jar chandelier
- Aged wine barrel cocktail tables
- Pellet stove and leather couches
- Raw edge countertops for food displays
- Green photo wall ***customizations available!***



VENUE SPACES

fire pit

For an additional fee, add our fire pit to your event for extra boost of coziness. The large, copper-lined fire pit serves as a place for gathering and mingling during your event.

KEY FEATURES:

- Seats 12+ with standing room
- Adirondack chairs and market lighting
- Live attendant to keep the fire going
- Enhance your experience by adding our s'mores package!





SEEDLING *and* SAGE

EXCLUSIVE FARM TO TABLE CATERING

Seedling & Sage Catering is the exclusive in-house caterer at Lochwood Manor. For over a decade, the Seedling team has been catering and designing events at upscale rustic venues that incorporate both indoor and outdoor spaces. As a modern farm to table caterer that gathers high-quality, fresh, seasonal ingredients, we create menus that match your vision, style, and budget.

Our approach starts with the philosophy – the better you eat, the better you feel. It's that simple. From plated dinners or buffets, stations and small plates, it's our pleasure to create thoughtful, sustainable events at Lochwood Manor.



WEDDING PACKAGES

GARDEN PARTY

BAR PACKAGE

Herb-Infused Water, Seasonal Lemonade, Vintage Beverage Dispensers, Cocktail Napkins, Disposable Glassware - Perfect For Outdoors! A Full-Service Bar With Alcohol, Ice & Mixers

COCKTAIL HOUR & DINNER

Signature Harvest Display Featuring Three Signature Stations OR Four Hand-Crafted, Butlered Hors D'oeuvres (Select One) | Farm To Table Style Dinner By Seedling & Sage

FARM-CHIC PLACE SETTINGS

High-End Bamboo Plateware, Mason Jar/Water Glass, Flatware, Linen Napkins, Linen Tablecloth, Disposable Glassware At Bar

EVENT PLANNER

Dedicated Event Planner | Menu Selection, Rentals, Timeline, Floorplan

"DAY OF" COORDINATION

Set Up/Breakdown Of Ceremony | Arrange All Place Cards, Table Numbers, Guest Books, Gift Table Staff To Direct Guests To Ceremony, Cocktail Hour, Dinner Set Up/Breakdown Cocktail Reception, Dinner, Dessert Styling Of All Appetizer, Buffet, Dessert Displays Custom Signage | Cake Cutting & Plating Included

WHITE GLOVE SERVICE + STAFFING

*VIP Bridal Attendant for Couples' Suites
Event Staff Including A Captain, Bartenders, Servers, Kitchen Staff*

WEDDING TASTING

Invitation For Couple To Attend 'A Taste Of Seedling,' Our Elaborate Wedding Showcase. Be Treated To Our Most Popular Menu Items, Appetizers, Signature Cocktails, Cakes & Icings, & Additional Vendors

BASIC KITCHEN EQUIPMENT

PACKAGE COST

\$130 PER GUEST

*Package Available Based on Seasonality & Date
Ask Your Sales Manager Today!*

Please add 6% sales tax, 10% gratuity to package price.

FARM TO TABLE

BAR PACKAGE

Herb-Infused Water, Seasonal Lemonade, Vintage Beverage Dispensers, Cocktail Napkins, Glassware, A Full-Service Bar With Alcohol, Ice & Mixers

COCKTAIL HOUR & DINNER

Signature Harvest Display Featuring Three Signature Stations | 6 Hand-Crafted, Butlered Hors D'oeuvres | Farm To Table Style Dinner By Seedling & Sage Catering

ELEGANT PLACE SETTINGS

Dinner Tables, Chairs, White China Plates, Flatware, Water Glass, Champagne Glass, Cloth Napkins, Floor Length Table Linen

EVENT PLANNER

Dedicated Event Planner | Menu Selection, Rentals, Timeline, Floorplan

"DAY OF" COORDINATION

Set Up/Breakdown Of Ceremony | Arrange All Place Cards, Table Numbers, Guest Books, Gift Table Staff To Direct Guests To Ceremony, Cocktail Hour, Dinner Set Up/Breakdown Cocktail Reception, Dinner, Dessert Styling Of All Appetizer, Buffet, Dessert Displays Custom Signage | Cake Cutting & Plating Included

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BASIC KITCHEN EQUIPMENT

PACKAGE COST

\$150 PER GUEST RIBBON-CUTTING SPECIAL!

Reduced Rates Often Available For Fridays, Sundays, Weekdays in Off-Peak Months. Ask Your Sales Manager Today!

Please add 6% sales tax, 10% gratuity to package price.



EXCLUSIVE IN-HOUSE RENTALS

From classic wedding decor to farmhouse-chic lounge setups, Lochwood Manor has everything you need for a picture-perfect event. Our onsite decor and event rental company, Esperté Events, boasts one of a kind, vintage rustic-luxe pieces. By blending the old with the new, honor the unique history of the barn and property, while embracing modern styles that will make your event a unique reflection of you.

Inventory Examples:

- Champagne Wall
- Custom Ceremony Draping + Decor
- Custom Ballroom Decor
- Vintage Lounge Furniture
- Sweetheart Table Designs
- Trolley - 26 person capacity
- Photo Booth Camper
- Live Fire Pit
- Much, much more....



INTRODUCING THE MANOR HOUSE

Our charming Manor House, built in the 1800's exudes classic farmhouse charm with it's original features and timeless appeal. The home offers three cozy bedrooms, all named after the owner's grandparents, one bathroom and can comfortably accommodate up to eight guests.

The stunning exposed beams, Dutch doors and a wraparound porch highlight its historic character. Our Manor House offers plenty of space to relax and enjoy your time together as newlyweds after your special day or for your out-of-town guests. The perfect extension of your celebration.

For rates and to learn more, contact your Venue Coordinator.

VENUE EVENTS

inclusions & fees

It is our pleasure to provide our inclusive rental and pricing options for the beautifully restored Lochwood Manor, a historic property with modern-luxe amenities.

GRAND OPENING MAY 2025.

VENUE FEE INCLUSIONS:

- Exclusive use of the sprawling 7-acre property including the rustic-luxe primary barn, the Barrel room, the elegant sister barn, the ceremony Pavilion, and the manicured lawns
- Indoor ballroom space accommodating up to 200 plus dancing. Rustic Candor sweetheart table included.
- Indoor and outdoor ceremony and cocktail reception spaces
- Arnold's Lounge - prohibition style barrel room + bar
- VIP Golf Cart Accessibility
- Two elegantly appointed couples' suites for your wedding party to get ready! All-day access for your convenience.
- Bridal studio salon - featuring beauty stations with mirrors and adjustable stools. All-day access.
- Fully climate controlled for year-round use
- Located just a few miles from the charming town of Skippack, PA
- Exclusive access to renting beautifully appointed overnight accommodations in the three bedroom Manor House (additional fee)
- Rates valid for 2025, 2026, 2027 dates
- **Ceremony space, chairs, and rehearsal included in rate**

MAY, JUNE, SEPTEMBER, OCTOBER

\$7,000 - \$10,000

APRIL, JULY, AUGUST, NOVEMBER, DECEMBER

\$5,000 - \$7,000

JANUARY, FEBRUARY, MARCH

\$3,000 - \$6,000

Our site fees are based on the month and day of the week you're considering. Interested in a value date? Ask your sales manager today!

*A deposit of \$2,500 is due to book your event.
Venue rates are subject to change at any time*



ENVISION YOURSELF HERE

the gallery





LOCHWOOD MANOR

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*no one
chooses a
seat
NOT A SIDE, WE'RE
all family
ONCE THE KNOT
& tied!*