

# LOCHWOOD MANOR

EXPERIENCE

*TIMELESS EVENTS.*

# Welcome

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.

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Raylynn Photography  
Front, Back Cover: Raylynn Photography



## Real Wedding Spotlight



# MEET JAMIE & AL

Jamie and Alcides' wedding was the perfect reflection of "natural elegance." Beneath our ceremony Pavilion, surrounded by lush woodlands, they exchanged vows along a fern-lined aisle and surrounded by the natural beauty of Lochwood Manor. From the very first moment, it was clear that their day would be unforgettable. Guests were welcomed to a cocktail hour in

the courtyard, enjoying expertly crafted bites and refreshing beverages while taking in the beautiful surroundings. The combination of rustic charm and modern sophistication that defines Lochwood Manor provided the perfect backdrop for each moment, whether mingling under the sun or pausing for a quiet, picturesque moment.



Jamie and Al's wedding is a perfect example of what makes Lochwood Manor so special: a setting that enhances every celebration, a team dedicated to seamless execution, and a property filled with corners that feel both intimate and breathtaking. Here's to couples seeking a wedding day that will be remembered for years to come. Lochwood Manor is ready to make your dream day a reality.

**Vendors:**

Florist: Fleurish

Photographer: RayLynn Photography

Specialty Rentals: Esperté Events and Rentals

Caterer: Seedling and Sage

As the evening unfolded, Jamie and Al danced the night away in our Main Barn ballroom, bathed in the warm glow of chandeliers. Soft greens and vibrant florals accented the space, creating an atmosphere that was both elegant and inviting. Every detail, from bridesmaid ensembles in rich green tones to natural floral arrangements, was carefully curated to enhance the overall aesthetic and reflect the couple's refined style.

**Highlights of the Day**

- **The Grounds:** A unique mix of rustic and modern settings, from the wooded Ceremony Pavilion to the enchanting Chandelier Garden.
- **Pops of Green:** Lush greenery, natural touches, and elegant bridesmaid looks that complemented the outdoor scenery.
- **Atmosphere:** A vibrant summer day, described simply as "natural elegance," where love and thoughtful design came together seamlessly.





# LOCHWOOD MANOR

## VENUE RENTALS

Congratulations! We are happy you are here! 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.

### VENUE FEE INCLUSIONS:

- Exclusive use of the sprawling 7-acre property including the rustic-luxe primary barn, the Barrel room, the elegant mini barn, the ceremony Pavilion, and the manicured lawns
- Indoor ballroom space accommodating up to 200 plus dancing
- 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
- Access to the beautifully appointed overnight accommodations in the three bedroom Manor House (additional fee)
- Rates valid through 2027
- **Ceremony space, chairs, and rehearsal included in rate**

**MAY, JUNE, SEPTEMBER, OCTOBER, NOVEMBER**  
\$7,500 - \$11,000

**APRIL, JULY, AUGUST, DECEMBER**  
\$4,000 - \$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 \$5,000 is due to book your event.  
Venue rates are subject to change at any time*



*Last revised: August 18, 2025.*

# WEDDINGS

## PACKAGE INCLUSIONS

*venue spaces*

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### THE MINI BARN

Our 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. Includes a salon with 3 beauty stations, and a suite with a grand chandelier, floor length mirrors, and bridal pedestal. Complete with a bridal attendant for the day. Food & bar options available.

### CEREMONIES

The Pavilion is the perfect backdrop for exchanging vows. Seating up to 200, the Pavilion features custom bench seating, vintage wagon wheel chandelier, market lights, and is ADA accessible. Ask about our *in house rentals & decor* for upgraded ceremony looks!

### COCKTAIL HOUR

Arnold's Lounge is our Prohibition-style barrel room, tucked away just off the courtyard and surrounded by trees. Outside of Arnold's is a cozy fire pit area adorned with adirondack chairs, market lights, and a vintage Ford antique truck - amazing photo options! It's the perfect indoor/outdoor setup for guests to sip and mingle before the reception.

### RECEPTION

The ballroom accommodates up to 200 guests with dancing and features hand hewn beams, original pine floors, floor-to-ceiling windows, cross-back chairs, market lighting, ADA accessible luxury restrooms, 20 foot hand-carved bar, coat check, and more. With a mezzanine overlook, this unique space allows for extra seating, lounge setups, and photo ops.

### GROUNDS

Set on 7 private acres, Lochwood Manor offers a mix of lush greenery, tree-lined pathways, and open-air charm. From photo ops under the trees to golden hour strolls, the property was designed to feel tucked away like your own little world for the day.





## WEDDING PACKAGE

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### FARM TO TABLE PACKAGE

#### PREMIUM OPEN BAR

5 Hour Open Bar - Seasonal Craft Beers, Domestic/Import, Seltzers, Wine, Premium Liquor, Champagne Toast, Signature Welcome Drink

#### 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

White China Plates, Flatware, Water Glass, Champagne Glass,  
Cloth Napkin, 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

#### PROFESSIONAL STAFFING

Event Staff Including a Captain, Bartenders, Servers, Kitchen Staff

#### 'TASTES OF SEEDLING' WEDDING TASTING

Invitation For You, Your Partner And (2) Guests To Attend Our Wedding Tasting Showcasing Our Most Popular Menu Items, Signature Cocktails, Cakes & Icings, And Additional Vendors.

#### BASIC KITCHEN EQUIPMENT

#### FARM TO TABLE PACKAGE COST \$150-\$165 Per Guest

**\*Ask Your Sales Manager About Our Reduced Rates on Value Dates Starting at \$140**

*Prices are Per Guest based on a Minimum of 100 Guests, Plus 6% State Tax and 10% Gratuity*



# SEEDLING *and* SAGE

## FULL BAR PACKAGE

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*The bar is open for the duration of your 5 hour event.*

### CHAMPAGNE TOAST

**WINE** | Chardonnay, Pinot Grigio, Sauvignon Blanc, Pinot Noir, Cabernet

**BEER** | Miller Lite, IPA, Seasonal Beer or Stateside Seltzers/Iced Teas

### PREMIUM LIQUORS

Stateside Vodka, Tanqueray, Malibu

Captain Morgan, Jose Cuervo, Jack Daniels, Jim Beam

### ENHANCEMENTS

*Enhancements are priced per guest*

**Craft Cocktail Greeting** Artisan Drinks, Freshly Pressed Juice, Muddled Herbs, Custom Signage | \$5

**Martini or Manhattan Bar** Select (3) Martinis, Price Includes Additional Bartender | \$10

*Suggestions: Manhattan, Dirty Martini, Cosmopolitan, French Martini, Espresso Martini*

**Upgraded Wine & Bubbles** Ecco Domani Pinot Grigio, Josh Chardonnay, Josh Merlot, Josh Cabernet, Whispering Angel Rose, La Marca Prosecco | \$10

**Satellite Bar** Add an additional bar | \$250 for Beer, Wine, Signature Drink

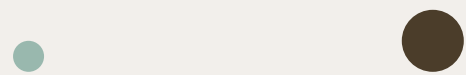
*We are happy to enhance your bar with your favorite beer, wine, or liquor!*



Exclusive Catering  
Spotlight



Raylynn Photography



OUR PHILOSOPHY:

THE BETTER YOU EAT,  
THE BETTER YOU *feel.*

IT'S THAT SIMPLE!

SEEDLING   
*and* SAGE   


A modern farm to table catering company, proudly serving the Philadelphia region and tri-state area. It's our pleasure to create thoughtful, sustainable events that ***make people feel happy.***

# Sample Menu

## Passed Hors D' Oeuvres

Rosemary Waffle + Fried Chicken Lollipop, Butternut Squash Risotto Croquette,  
Basil Watermelon Bruschetta, One-Bite Wagyu Cheeseburger, Peppered Tuna on  
Wonton Crisp, Braised Short Rib on Parmesan Polenta Coin

## Stationary Apps | Signature Harvest Display

Hummus, Tomato Bruschetta, Toasted Naan Triangles & Croustades, Manchego Cheese,  
Seasonal Stilton, Seasonal Berry Goat, Sharp Cheddar, Havarti, Marcona Almonds, Artisan  
Crackers, Fresh Fruit Preserves, Marinated and Raw Veggies, Spinach Dip in Bread Bowl

## Arugula & Burrata Salad

*Served with dinner rolls and butter*

Crisp Arugula, Silky Burrata Cheese, Marinated Heirloom Tomatoes, Fresh Basil,  
Chopped Kalamata Olives, Balsamic Reduction, Extra Virgin Olive Oil

## Coffee & Cocoa Rubbed Filet Mignon

Green Peppercorn Demi-Glaze, Seasonal Starch + Vegetable

## Achiote Roasted Salmon

Papaya, Grilled Pineapple, Seasonal Starch + Vegetable

## Vegan Buddha Bowl

Cauliflower, Broccoli, Radishes, Chickpeas, Quinoa, Sweet Potatoes,  
Hippie Dippie Cashew Crema Sauce



*Click or Scan  
to View Our  
Full Menu!*

## TO US, IT'S MORE THAN JUST FOOD.

At Seedling and Sage, we gather high-quality, fresh, seasonal ingredients to create a menu that matches your vision, your style and your budget.

Our expansive menu options include: action stations, modern-American dishes, global inspiration plates, and certified vegan or gluten free options.



# LET'S *Elevate* YOUR EVENT!

## 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
- Manor House - Sleeps 8
- Photo Booth Camper
- Live Fire Pit
- Much, much more...



## ADDITIONAL DETAILS + NEXT STEPS

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### EVENT COORDINATOR

Your coordinator will work with you to plan the details of your day. This includes: menu, timeline, floorplan & set-up. We will set up your place cards/seating assignments, guest book, card holder & table numbers.

### STAFFING

We provide servers and chefs to set up, break down, and service your entire wedding day. Our team members are highly trained professionals who have a passion for service. Staffing is based on a 5-hour event. If your event requires additional set up, DIY decor or florals, a post reception, a sparkler send off, etc. additional charges may apply.

### SEASONALITY

Our menu selections and prices are based on seasonality. If a menu price changes based on season or availability, we will let you know right away what the cost will be and also suggest a replacement. Fluctuations in the market price changes and shortages are out of our control.

### TOTAL PACKAGE COST

A gratuity of 10% is added to the final invoice. You are welcome to provide a greater amount if you would like, The gratuity is split among the service staff. If you would like to provide a tip to your event planner for exceeding your expectations, you may provide this in a separate envelope. Package costs could increase at any time prior to contracting your date.

### STATIONS & SMALL PLATES

Additional Menu Service Style Options Are Available. We Are Happy To Create A Small Plates Menu Or Stationary Display Menu For Your Event. Ask Your Sales Manager Today. Cost ranges from \$15-\$30 additional per guest.

### SECURING YOUR DATE

A signed contract and non-refundable deposit of \$5,000 is due at the time of booking to secure your date with Lochwood Manor + Seedling and Sage.

There is a 3.5% convenience fee based on total payment for using a credit card. We also offer the option to pay via a wire transfer from your bank at no additional charge.

Checks may be made out to Seedling & Sage Catering Co., and mailed to 102 N. Tyson Avenue, Glenside, PA 19038



# FRIENDORS

## PHOTOGRAPHERS

**Lindsey Armour Photography**  
(908) 884 - 5770  
[www.lindseyarmourphotography.com](http://www.lindseyarmourphotography.com)

**Rebecca Barger**  
(215) 460 - 2229  
[www.rebeccabarger.com](http://www.rebeccabarger.com)

**Isabel March Photography**  
(267) 218 - 0820  
[www.isabelmarchphotography.com](http://www.isabelmarchphotography.com)

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## FLORISTS

**25th & Ivy**  
(267) 254 - 6638  
[www.25thandivy.com](http://www.25thandivy.com)

**Fleurish Floral Design**  
(215) 345-4556  
[www.fleurishfloraldesign.com](http://www.fleurishfloraldesign.com)

**Ruby Rivers Floral**  
@rubyriversfloral  
[www.rubyriversfloral.com](http://www.rubyriversfloral.com)

**The Freckled Flower**  
@the.freckled.flower  
[the.freckled.flower.pa@gmail.com](mailto:the.freckled.flower.pa@gmail.com)

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## FLORAL WALLS

**Nicol Floral Design**  
(800) 552 - 2317  
[www.nicolfloraldesign.com](http://www.nicolfloraldesign.com)

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## PLANNERS

**The Calla Lily Event Planning**  
(570) 351 - 4294  
[www.thecallalilyweddings.com](http://www.thecallalilyweddings.com)

**Capiche Events**  
[ericajill@capicheplanning.com](mailto:ericajill@capicheplanning.com)  
[www.capicheplanning.com](http://www.capicheplanning.com)

## DJS, BANDS & MORE

**East Coast Event Group**  
(800) 229 - 1960  
[www.eastcoasteventgroup.com](http://www.eastcoasteventgroup.com)

**Sugarbomb Entertainment**  
(267) 846 - 9181  
[www.sugarbombentertainment.com](http://www.sugarbombentertainment.com)

**Signature DJ's**  
(610) 825 - 6161  
[www.signaturedjs.com](http://www.signaturedjs.com)

**EBE Band**  
(215) 634 - 7700  
[www.ebetalent.com](http://www.ebetalent.com)

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## HOTELS

**Marriott Courtyard Lansdale**  
(215) 412 - 8686  
[www.marriott.com](http://www.marriott.com)

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## CAKES

**Bredenbeck's Bakery**  
(215) 247 - 7374  
[www.bredenbecks.com](http://www.bredenbecks.com)

*For our extended list of preferred vendors, scan or click here!*





SKIPPACK, PA | [WWW.LOCHWOODMANOR.COM](http://WWW.LOCHWOODMANOR.COM) | [@LOCHWOODMANOR](https://www.instagram.com/LOCHWOODMANOR)

QUESTIONS?  
READY TO TAKE THE NEXT STEP?  
[INFO@LOCHWOODMANOR.COM](mailto:INFO@LOCHWOODMANOR.COM)

