



Katelynne: 585.943.4993

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2300 Gassman Rd Varysburg, NY, 14167

## Want to know more about us?

The LedgeRock, a venue built to impress you and your guests. Located in Orangeville, NY, The LedgeRock is a newly renovated barn situated on 120 secluded acres that provides unique, unparalleled access into some of nature's most scenic views.

### THE PROPERTY:

Hidden in the rolling hills of Wyoming County, The LedgeRock sits nestled at the end of a private drive. Three newly dug ponds grace the property with two being located on either side of the driveway as you enter and the third located within arm's reach of the covered porch attached to the barn.

Behind the barn a long spacious landing cuts its way through steep ravines that roll off all sides of it making it a truly unique and picturesque spot for a ceremony. An old roadway winds down the side of this landing and gives way to a secluded waterfall.

### THE HOUSE:

The Little House at Dutch Flats Airbnb is located on the property. This newly renovated guest house is a quaint three bedroom home that has an open floor plan and modern feel.

The house is equipped with central air, WiFi, a bridal suite and all the amenities to make you feel at home.

### THE BARN:

Built in 1910 by H.G. Glor, the barn maintains its century old authenticity and charm while boasting some modern updates that create a "Rustic Elegance" for all events.

- A Spacious covered porch built from Larch trees cut on the property adorns the east side of the barn.
- Inside two large crystal chandeliers radiate their light through the entire barn and can be hung at any height to provide the lighting effect that's desired for your event.
- Three different levels are located inside the barn that can be customized to fit everyone's desires. Turn the top level into a lounge that overlooks the floors below or seat your guests on all three for a truly magical experience.
- A large bar area is found in the middle of the barn that features a turn of the century wooden ice box turned refrigerator to keep all your drinks ice cold. The bar top itself was cut from a large cherry tree that fell on the property. This space is also equipped with drink ice & water.
- The barn also features a large catering kitchen that will provide a convenient prep area for any caterer's needs.
- Indoor handicap accessible restrooms.



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## RENTAL INCLUSIONS:

- Farmhouse tables with matching wooden chairs
- Round tables with standard white linens (6' & 7' diameter)
- Farmhouse style cocktail tables
- Outdoor ceremony chairs (white)
- Covered outdoor ceremony locations
- Set up of tables and chairs for reception
- Set up of chairs for ceremony
- Portable Bluetooth speakers for ceremony music (any outdoor location)
- Ice & Drinking water
- Bridal Suite located in the house
- Grooms lounge in the basement of the barn (slated to be complete for the 2024 season)
- Venue coordinator – greet vendors & manage their set up, coordinate timing for ceremony, cake cutting, desserts, speeches, toasts etc. Ensure your desires are executed.

## ADDITIONAL DOOR TO DOOR SERVICE \$ 1,400

Nobody knows our venue better than us. Let us do the heavy lifting and handle the work while you enjoy a stress free day! Our staff has a keen eye for the details.

You drop off all of your décor with a vision and we can set it up and package it all back up upon completion. You don't lift a finger! Your time is valuable and your experience is important to us, we are here to help!



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## RENTAL PACKAGES:

**THE WEEKEND PACKAGE** - the Barn, property, above listed inclusions, plus Friday AND Saturday night stay in the guest house. Rehearsal Friday evening with barn access until 8PM.

(Friday 10AM- Sunday 10AM)

**\$9,500 (March - April) \$15,000 (May - October)**

**\$10,500 (November -1st Weekend in December)**

**FRIDAY PACKAGE** - the Barn, property, and above listed inclusions. Rehearsal Wednesday evening 2 hour time slot

(Friday 10AM- 11PM)

**\$7,500 (May - October)**

**Note: This package is not available in March/April/Nov/Dec**

**SATURDAY PACKAGE** - the Barn, property, above listed inclusions, plus a Saturday night stay in the guest house. Rehearsal Thursday evening 2 hour time slot

(Saturday 10AM- Sunday 10AM)

**\$10,500 (May - October)**

**Note: This package is not available in March/April/Nov/Dec**

**SUNDAY-THURSDAY PACKAGE** - the Barn, property and above listed inclusions – excluding house\*\*\*.

(Sunday 11AM-11PM)

\*\*\* The use of the house can be added for \$500 and is available at 12PM on Sunday.

**\$5,500**

**MICRO WEDDING** - \$4,250- Sundays only with a maximum of 60 total people for a 9 hr. period. The use of the house is not included in this price.

## WANT TO BOOK A DATE?

A \$1,000 security deposit is due to: Graceful Gatherings at LedgeRock to reserve.

*Pictures do not do the barn and property justice, come take a look, you will not be disappointed. If you'd like to schedule a tour, we are very flexible and would love to show you around!*

