



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, Wi-Fi, 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.
- The barn has three levels, hosting a capacity of 268. Seating on the first & third levels. Intimate lounge area on the second level that overlooks the floor below 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 wooden chairs- includes set up
- Round tables with standard white linens (6' & 7' diameter)- includes set up
- Farmhouse style cocktail tables with stools
- Catering kitchen- includes use of ice machine
- Dedicated bar area- includes cooler & use of ice machine
- Complimentary water station (includes disposable cups)
- Bridal Suite located in the house
- Grooms lounge in lower level of the barn
- Ceremony Chapel- includes 2-hour rehearsal
- Chapel/Outdoor ceremony chairs- 120 white, includes set up
- 2 Covered patios & an outdoor patio with fire table
- Venue coordinator – 2-hour on-site planning meeting, greet vendors & manage their set up, coordinate timing for ceremony, BONUS: Access to event management software for seamless planning

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 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:

All packages include: the Barn/Chapel from 10AM – 11PM day of event, 2-hour rehearsal, property and above listed inclusions.

THE WEEKEND PACKAGE – includes Friday 10AM – Sunday 10AM overnight stay in the house/bridal suite

\$9,500 (March - April)

\$15,000 - 2026

\$16,000 - 2027

(May - October)

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

FRIDAY EFFORTLESS PACKAGE - includes Thursday 3PM – Friday 6PM overnight stay in the house/bridal suite, 3-hours of additional decorating time Thursday 12PM – 3PM

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

\$7,500 (May - October)

SATURDAY PACKAGE - includes Saturday 10AM - Sunday 10AM overnight stay in the house/bridal suite

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

\$10,500 - 2026

\$11,000 - 2027

(May - October)

WEEKDAY PACKAGE - Sunday thru Thursday ***Excludes use of the house/bridal suite

***Can be added for \$500 Availability: 10AM Mon. thru Thurs. & Sundays 12PM

\$5,500 - 2026

\$5,750 - 2027

Holiday Pricing 2027: \$6250 (5/30-5/31, 9/5-9/6 & 10/10-10/11)

MICRO WEDDING - Sundays only, maximum of 60 total people for a 9-hr. period.

Excludes the house/bridal suite***

***Use of house/bridal suite can be added for \$500 Availability: 12PM Sundays

\$4,250 - 2026.

\$4750 - 2027

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!

