

Weddings 2022-2023 SEASON



The Seclusion Experience

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Absolutely Stunning

The view of the surrounding mountains was the inspiration for the meticulous design of The Seclusion venue.

Our elegant, timber framed barn compliments the landscape, providing a picturesque setting for your incredible event.

COUPLES' CHOICE





 WEDDINGWIRE COUPLES' CHOICE AWARDS* AWARDS* 2021





NOW ACCEPTING RESERVATIONS FOR 2021-2023

Introducing "The Seclusion", one of America's most elegant, chic mountain venues.

Tucked away on 72 very private acres in the majestic mountains of the Shenandoah Valley, our four season venue affords panoramic views of Virginia's breathtaking beauty and luxury amenities for your very special event.

Lexington, VA has always been one of our favorite places to escape. This quiet, historical town kept beckoning us back from our home in Houston TX with its natural beauty and wonderful people. We started searching for a piece of property where we could eventually retire, and Lexington was our natural choice. We chose a name based on what we hoped to find – secluded, with incredible views. Thus, the hunt for "The Seclusion" began.

On one of our vacations to Lexington, we stumbled across an interesting property and when we drove up the winding gravel drive and reached the overlook, our first word was a jaw-dropping "wow". We knew we had found The Seclusion.

After several seasons of clearing trees and brush, we were finally able to clearly see the contours of our land. Gentle slopes provided perfect areas for development. We knew that this "little piece of heaven" was special, and it needed to be shared. After much discussion and planning, we decided to build a beautiful, timber frame barn venue, which could support a variety of events but especially weddings. This would be a way to share our property and make a significant, positive impact in our community–something very important to us. Along the way we've been blessed by wonderful neighbors, and talented local craftsmen who built and continue to build our dream.

If you're reading this and newly engaged – congratulations! We look forward to meeting you. We love nothing more than to share the beauty of The Seclusion and the Shenandoah Valley with those around us, and we know you will take away fond memories that will last a lifetime.

Trish & Prian Daniel

Owners | Managing Directors

@lukeandashleyphotography



OUR VERSION OF RUSTIC ELEGANCE

A candlelit barn. Idyllic scenery. The love of your life.

The Seclusion offers nostalgic romance with a modern sensibility. Our mountain landscape, intuitive service, and carefully curated amenities will create the timeless scene you've imagined for your wedding day.

The Grounds

HE IS

A SETTING LIKE NO OTHER

@emilyhancockphoto

The grounds at The Seclusion have been thoughtfully shaped and meticulously manicured to frame and enhance our one-of-a-kind location.

Over 72 private acres open up to reveal 360 degree views, lush woodlands, wildflower meadows, and stunning vistas–all the perfect backdrop to your big day.

@meredithsledge











A WARM WELCOME

The lobby and bar area are styled after a 200-year-old tavern with a contemporary, chic twist.

It is the perfect place for guests to meet and mingle during your wedding weekend. This cozy space features stately leather seating areas, rustic timbers, a fully equipped bar, coat closet, restrooms, The Loft, and a spectacular entrance to the Grand Hall.

A serving window to the veranda provides additional convenience and ambiance for guests during the cocktail hour and reception.

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WHERE LEATHER MEETS LACE

Sliding barn doors on our stunning loft area open to a custom hand-fabricated iron balcony overlooking the Grand Hall.

The expanse of windows provides incredible longrange views while allowing natural light to fill the room.

Lavishly furnished with chandeliers, plush seating, a king sized bed, large mirrors, a full bathroom with shower and heated floor, a wet bar, and Bose stereo system, The Loft has all the amenities to pamper you before your wedding.







TIMELESS ELEGANCE

@audralynnecreative

Expertly decorated with no detail overlooked – from the distressed plank floors and ceiling to the creamy rich shiplap – the main building embraces the natural light flowing from its overhead copulas and large French doors.

The Grand Hall is showcased with sparkling chandeliers, a massive stone fireplace, custom oil lamp sconces, and a custom sound system throughout.

Farm tables, padded X-back chairs, and dinnerware selection for up to 200 guests are included with the venue rental.









A MASCULINE RETREAT

The Quarters is a richly appointed room located in a separate barn near the main building and is included with your venue rental.

RAIL SROAD

This rugged escape features oversized leather seating, a 60" smart TV, Bluetooth stereo system, bathroom with shower, and mini-refrigerators with freezers to keep your favorite beverages on hand.

Take in the mountain views while enjoying a game of horseshoes, cornhole, or darts on the lawn or sit around a stocked campfire and connect with friends before the wedding.

@liaeverettephoto

STATION

ONE MILE





The Lounge

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3405

@jessiewalkerphoto

A TOUCH OF RITZ

@eyecaptures

A glamorous corner of The Seclusion for guests to mingle or your photographers to unleash their creativity, full of over-stuffed Chesterfield leather furniture and our eclectic mirror collection!







VIEWS FOR MILES

A

Perched high on 72 very private acres, our expansive veranda provides a breathtaking view of the Shenandoah Valley overlooking a manicured ceremonial lawn and handsome seating area.

The peaceful atmosphere of elegant lighting and chic barn décor perfectly complements the surrounding natural scenery.

@courtneypaigepk





@liaeverettephoto

A FAIRY-TALE BACKDROP

The ceremonial lawn was designed to use the surrounding mountains as a backdrop to your wedding vows, anchored by the iconic House Mountain peaks in the distance.

A stunning flagstone path and large flagstone ceremony site provides a dramatic view of the venue. and your guests will enjoy comfortable white padded chairs, which are included with the venue rental.

Your friends and family can be inspired, awed, and charmed by the romantic scenery and the love everyone is there to celebrate!













The Fire Pits

I.A

36

RELAX.

You've spent months planning your wedding; now it's time to enjoy it!

There are plenty of relaxation spaces at The Seclusion, such as our two separate fire pit areas, with three total fire pits, complete with ample Adirondack seating and magnificent views.

During the day, you will enjoy a vast mountain vista, and once night falls, our remote location provides unbelievable star-gazing opportunities.

Seasoned firewood and a fire pit attendant are all included in the venue rental.









A LITTLE, TUCKED AWAY HAVEN

The Bull Room is an elegant, versatile space just off the Grand Hall.

Crystal chandeliers and a massive handcrafted oak table, lined with demure wing-backed chairs, provides another unique space for the enjoyment of your guests.

Couples have utilized this room for desserts, gifts, or yet another, secluded gathering spot during the reception. Your choice of elegant tableware and stemware for up 200 is included with your booking.



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CIPTINEALTE

ickyrodriguezphoto

Prickyrodriguezphoto

A CULINARY DREAM SPACE

The generous kitchen was designed based on the advice of leading area chefs and caterers to ensure every convenience at The Seclusion.

Our state-of-the-art culinary workspace boasts a commercial gas range with dual ovens, a spacious staging area, a private staff restroom, and backup generators in the event of a power outage—all included in your rental.

We planned every detail so your event can showcase an unforgettable meal.







Rectangle farm tables, X back chairs, including setup and tear down for up to 200 guests.

attendant and firewood.

WHAT'S INCLUDED

You dont have to worry when it comes to the details. With your rental, we've included all your seating, tableware, barware, and so much more.



Comfortable outdoor seating on the large covered veranda.





Choice of elegant and modern glassware and stemware for your tables and bar.



White padded ceremony chairs for up to 200 guests including set up and tear down.



Six elegant topiaries in ornate concrete planters in the Grand Hall.

Shabby chic sweetheart table or cake table.



Rustic Bar with 200 year-old oak bar top, including pass-through window to the veranda, and all glassware. Two elegant cream settees which can be moved inside or outside of the venue for lounging or photographs.



Your choice of two chargers, two plate styles, and stunning gold cutlery.





Three separate lounge areas with plush leather seating perfect for photos and relaxing.



AND MORE

Check out the ammentities on page 48 for a complete list of what's included.



Q: HOW FAR IS THE VENUE FROM THE NEAREST TOWN?

We are located 14 miles and 30 minutes from the heart of the historic district of Lexington, VA. We are 45 minutes from downtown Roanoke.

Q: IS THERE LODGING ON THE PROPERTY?

Starting in June 2021, we will have a beautiful new, 4-bedroom carriage house available for rent just a short walk from the venue. We also have plans for up to seven additional cottages with construction slated to start sometime in 2021.

Q: HOW MANY HOURS ARE INCLUDED WITH THE VENUE RENTAL?

On your wedding day, you will have full access to the venue from 9:00am until 11:00pm. The wedding party, immediate family and vendors may arrive at 9:00am. To allow all vendors to complete the venue setup efficiently, guests are not permitted to arrive until 3:00pm, unless special arrangements have been made with the venue. County ordinance requires all guests to be leaving the property by 11:00pm.

Q: WHEN CAN WE HOLD THE CEREMONY REHEARSAL?*

The venue (except The Loft and The Quarters) is available the day before your wedding from 9:00 am to 11:00 am, for a walk-through and rehearsal. If there is no other event that day, a different time for the rehearsal may be coordinated with the venue. **If available, you can rent the venue the day before your wedding for an extended evening rehearsal and rehearsal dinner on site.*

Q: IS THE VENUE OPEN FOR ANY PUBLIC USE ON THE DAY OF MY WEDDING? No

Q: WHAT TYPE OF DECORATIONS DO YOU ALLOW?

We welcome decorations such as flowers, candles, signage and lighting. We do not allow anything to be applied to the walls or building that will cause damage such as nails, tacks or glue.

- Real candles are welcome but taper candles must have collars and glass covers.
- Individual plastic or fabric flower petals are not permitted to be used outdoors.
- Plastic or fabric arrangements are allowed outdoors.
- Real (lightly-colored) flower petals may be used outdoors but requires a \$50 cleanup fee
- Confetti is not allowed
- Cold spark machines are allowed

Q: WHAT TYPE OF MUSIC IS PERMITTED?

The venue is designed for everything from DJs to full dance bands. Amplified music is restricted to the inside spaces by county ordinance; however, wedding ceremonies can have speaker systems for voice and appropriate music accompaniments.

Q: WHAT ARE YOUR DEPARTURE GUIDELINES?

We love seeing that final departure photo! While we do not allow wish lanterns, fireworks, or confetti, we happily permit sparklers, bubbles, or real flower petals.

Q: WHEN DO I HAVE ACCESS TO THE LOFT?

You and your bridesmaids have full access to the Loft beginning at 9:00am on the day of your event. You may leave your belongings in the Loft for the duration of the event, but all personal items must be collected by 10:30pm.

Q: ARE FOOD TRUCKS ALLOWED ON THE PROPERTY?

Absolutely! Our couples have brought in a variety of food trucks from gelato, to pizza, to mobile bar trucks.

Q: WHAT'S THE PARKING SITUATION?

We currently have gravel parking for over 40 cars with overflow parking in adjacent grassy meadows. We also have additional staging areas for coaches, limousines, and other large transportation vehicles.

Q: CAN WE BRING IN OUR OWN ALCOHOL?

There are two options for alcohol:

1. You can bring your own, if you obtain a Virginia ABC banquet license for the day of the event(s)

2. If your caterer has an ABC license, you can source your alcohol through them

Regardless of how the alcohol is sourced, it must be served by a bartender. A copy of the ABC license is due 30 days prior to the event.

Q: DO YOU REQUIRE LIABILITY INSURANCE FOR THE DAY OF THE EVENT?

Liability insurance is required and is easily attained at minimal cost from providers such as Eventsured, Markel, Travelers, Wedsafe, and Wedsure. Your insurance certificate is due 30 days prior to the event.

Q: WHAT IS THE BOOKING PROCESS AND PAYMENT SCHEDULE?

Upon requesting a specific date for your wedding, a short, online questionnaire is sent to obtain everyone's contact information. After we receive the completed questionnaire, the contract and invoice for 50% of the rental is prepared and sent electronically

- You have 5 days from the time the contract is sent to review, sign and submit payment for the initial 50%
- 90 days prior to the wedding, the remaining 50% balance is due
- 30 days prior to the event, a \$2,000 damage security deposit in the form of a check is due (refundable within 14 days if no damages are incurred)

Q: ARE WE REQUIRED TO CHOOSE FROM A PREFERRED VENDORS LIST?

There's a tremendous amount of local talent and vendors we love working with. As we do not provide inhouse catering, we're happy to recommend vendors, but you are also welcome to work with your own. Please visit the Vendors page under the Weddings tab on our website.

Q: DO YOU REQUIRE A WEDDING COORDINATOR?

Yes. We are partnering with Julie Rupert Events for our 2022 season. Read more about Julie and Wedding Day Coordination on the following page.

MEET JULIE

The Seclusion is excited to partner with *Julie Rupert Events* as our preferred Wedding Coordinator for the 2022 season. While we do not use required caterers, florists, and other vendors, we've found that having a wedding coordinator who is intimately familar with our venue is the best way to ensure a flawless (and fun!) event.

Julie offers a variety of planning packages starting with her Wedding Day Coordination (the minimum requirement for The Seclusion), up to full planning packages. You are free to choose any one of her offerings. If you already have a wedding planner in place, you are welcome to continue working with them pending approval by the venue.

Learn more about Julie at *julierupertevents.com*



THE SECLUSION EXPERIENCE

We believe in going above and beyond at The Seclusion. One way we do that is by offering you more choices and more freedom in how you plan your wedding. When you book with us, you have full access to the venue from 9am until 11pm*. There is no minimum guest count, your choice of caterer and florist, no bar minimums, and no hidden fees or costs.

*micro weddings and elopements excluded

INCLUDED AMENITIES:

- Rectangular wood farm tables with medium, natural x-back chairs (includes setup and tear-down for up to 200)
- Up to 200 white, padded ceremony chairs (includes setup and tear-down)
- Elegant tableware and barware selections for up to 200 guests (does not include linens)
- ✤ Four-season controlled climate inside the venue
- ✤ Backup generators capable of powering entire building
- ✤ Indoor, modern restrooms (Handicap accessible)
- Wonderful selection of lounge seating areas with comfy leather furniture, elegant settees, and throw cushions
- The Grand Hall a timber framed hall with soaring ceilings, an oversized stone fireplace, elegant chandelliers on dimmers, and large boxwood topiaries in ornate concrete planters.
- 18' x 74' covered veranda with seating, sound system, draping, and incredible views

INVESTMENT:

Effective October 25, 2021 (Prices do not include VA sales tax) Wedding Day Coordination by JRE not included in price.

- Fully equipped bar with 200 year-old oak bartop, pass-through window to the veranda, and welcoming seating nooks.
- The Loft a lavishly furnished Bridal Suite with chandeliers, plush seating, a king sized bed, large mirrors, hand-wrought iron balcony, a full bathroom with shower and heated floor, a wet bar, and Bose stereo system,
- ✤ Modern catering kitchen w/ private restroom for staff
- Four Firepits under the stars with Adirondack seating (includes firewood and chair cushions)
- Custom flagstone path and ceremony site with stunning House Mountain views as your backdrop.
- ✤ Onsite concierge and firepit attendant
- Richly appointed Groom's Quarters with oversized leather seating, 60" Smart TV, Bluetooth stereo system, bathroom with shower, mini-refrigerators with freezers, and cornhole, darts, and a firepit outside.

OPTIONAL AMENITIES:

- 30' lift w/ operator for decorating
- Comprehensive onsite rental offerings including illumination, arbors, tables, and decor packages to further customize your event without delivery or pickup fees at *theseclusionrentals.com*.

Contact us to start your Seclusion story!

info@TheSeclusion.com 540.464.3575

PEAK SEASON	OFF-PEAK SEASON	WINTER SEASON	HOLIDAY WEEKENDS	ELOPEMENT/MICRO WEDDING
May, June, September & October	April, July, & August	November - March	Memorial Day, Labor Day, New Year's Eve, Columbus Day & Independence Day	Designed for intimate gatherings of 10 (Elopement) or 30 (Micro Wedding). Same
Saturdays - \$16,750	Saturdays - \$15,700	Saturdays - \$14,650	Saturdays -\$18,750	full use of the venue on a Monday – Wednesday.
Fridays, Sundays \$14,250	Fridays, Sundays \$13,000	Fridays, Sundays \$11,975	Fridays, Sundays \$16,250	ELOPEMENT – 3 hrs, \$2,750 MICRO WEDDING – 6 hrs, \$7,500

FRIDAY WEDDINGS have the optional use of the venue for a four hour (5:00 pm-9:00 pm) rehearsal and dinner on Thursday for an additional \$3,750 (regularly \$7,500)

PREFERRED VENDORS

Caterers

The Catering Outfit | cateringoutfit.com Harvest Moon Catering | hmcatering.com CHEF's Catering | stoneridgecatering.com Blue Ridge Catering | blueridgecatering.net Purple Door Catering | purpledoorcatering.com Southern Inn Catering | southerninncatering.com Take Out 250 | mytakeout250.com Blue Ridge Pizza | blueridgepizza.com Hog Back BBQ | hogbackbbqcatering.com

Florists

Fleuressence | fleuressenceva.com On a Limb Florals | onalimbflorals.com University Florist | universityfloristlexva.com Maryann Blooms | maryannblooms.com Pat's Floral Designs | patsfloraldesigns.com A Morgan Floral | amorganfloral.com Cara Cait Creative | caracaitcreative.com Urban Flora | urbanflorava.com Bloom by Doyle's | doylesflorist.com Gregory Britt Designs | gregorybrittdesign.com Creative Occasions | creativeoccasionsinc.com Jefferson Florist: | thejeffersonfloristandgarden.com

Photographers

Luke and Ashley | lukeandashley.com Courtney Paige | courtneypaigephotographyva.com The Kama | thekamaphotography.com Audra Lynn Creative | audralynnecreative.com Whole Heart Studios | wholeheartstudios.com Jen Fariello | jenfariello.com Courtney Timms | courtneytimmsphotography.com Pati Cori | patcoriphotography.com Ray Photography | rayphotographyco.com Hannah Malloy | hannahmalloyphoto.com Out of Twig | ootwig.com Emily Hancock | emilyhancockphotography.com Frazier Films | frazierfilms.com

DJ's

RSP | rspentertainment.com LittKeys | instagram.com/littkeys Bela Sono | belasonomusic.com Blue Ridge | blueridgeentertainment.net OBEHI the DJ | instagram.com/obehithedj Black Tie Entertainment | musicdj.com DJ Bobby Hash | bobbyhash.com

Lodging

Local Directory | lexingtonvirginia.com/directory/lodging Thornhill Inn | thornhillinn.com Serenity Cottages | serenity-cottages.com The Georges | thegeorges.com The Gin Hotel | theginhotel.com Tonic Hotel | toniclex.com/inn Hearthstone Lodge | southriverhighlands.com

Transportation

Camryn Limo | camryn-limo.com Ambassador Limos | ambassadorlimos.com A & A Limousine | aandalimo.com James Limousine | jameslimousine.com Quick Bus | quicksbus.com Albemarle Limousine | albemarlelimousine.com Rockbridge Transportation | rockbridgetransportation.org Lexington Limo | lexingtonlimo.net Abott Charters & Tours | abottbus.com AGOFF Transportation | agofflimo.com Richmond Limousine | richmondlimo.com The Georges | clarke@thegeorges.com

Qands / **Q**ooking Agents

ECE | bookece.com Sam Hill Bands | samhillbands.com Crystal Clear Band | samhillbands.com Silver Bullets | silverbulletsrva.com Klaxton Brown | bookece.com Broad Sound Band | broadsoundband.com Bachelor Boys Band | bachelorboysband.com Shimmer | shimmerentertainment.com

Hair & Makeup

Alexi Nicholas | alexisnicholas.com Gohar Makeup | goharmakeup.com Gorjess | gorgjess.com Blushtones | blushtones.com Studio ThreeTwoOne | studiothreetwoone.com Locks and Lashes | locksandlashesva.com Laci Fore Makeup Artistry | laciforemakeupartistry.com

Cakes & Desserts

Blush Baking Co. | blushbakingco.com Katie's Sweet Treats | katiessweettreats.com Sweet Treats Bakery | sweettreatsbakery.net

Vendors not on this list will require prior approval by the venue.



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