



BRIAR PATCH BED & BREAKFAST INN

— *and* —

THE FOX DEN AT BRIAR PATCH



Welcome

HAVE A HISTORIC EVENT AT BRIAR PATCH BED & BREAKFAST INN

COUNTRY SETTING

Briar Patch is a historic property (circa 1805) on 47 rolling acres with majestic mountain views in Middleburg – the heart of Virginia horse and wine country. The grounds offer beautiful mountain views and scenes of horses grazing in the fields.

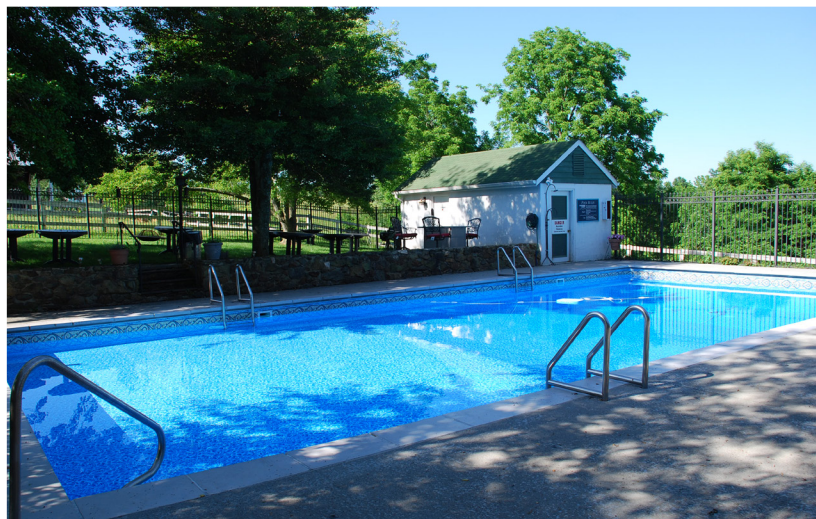
EVENTS ANY DAY

For weekend events, you have exclusive use of the eight bedrooms in the main house, the one-bedroom cottage, the three bedrooms in the Chicken Coop building, the pool area and hot tub, the grounds, and The Fox Den at Briar Patch event building for up to 200 guests from Friday afternoon to Sunday noon. Sunday and weekday events include use of the cottage, as well as The Fox Den at Briar Patch building and the grounds.

FLEXIBILITY TO PLAN YOUR EVENT YOUR WAY

Whether your group is 20 to 200, you are free to plan your event your way. Have a rehearsal dinner or party poolside or in The Fox Den at Briar Patch event building. Hold a wedding ceremony outdoors at one of several sites on the property with mountain views or indoors. Host your reception or party in all or part of The Fox Den. Have a meeting or retreat at Briar Patch or combine business with pleasure by planning fun activities in the area. You may select your own caterer and other vendors for your special day.





Wedding Ceremonies

FROM MOUNTAIN VIEWS
TO INTIMATE INDOORS





Rehearsal Dinners, barbecues, and cocktails

FROM FORMAL TO FUN





Receptions and parties

FROM ELEGANT TO
COUNTRY CASUAL





Accommodations

Briar Patch Bed & Breakfast Inn has a total of 12 bedrooms. There are eight bedrooms in the main house (two with private bath on the first floor and three two-bedroom suites on the second floor). The Cottage has a bedroom, living room, kitchen, dining area, and bathroom. The Chicken Coop has two bedrooms with private bath and a suite with a bedroom, living room, and bathroom. Breakfast is provided for all overnight guests.







SUNDAY TO THURSDAY WEDDINGS & EVENTS

	WINTER Dec/Jan/Feb/March	SUMMER July/August	PEAK April/Nov	PRIME May/June/Sept/Oct
Sunday-Thursdays Small Weddings up to 25 guests	\$75 per person	\$80 per person	\$85 per person	\$90 per person
Sunday-Thursdays Weddings for 26-200 guests	\$5,000	\$6,000	\$6,500	\$7,000

Prices do not include Virginia sales tax, Loudoun County lodging tax, and a refundable \$500 security deposit.

REQUIRED ADDITIONAL COSTS

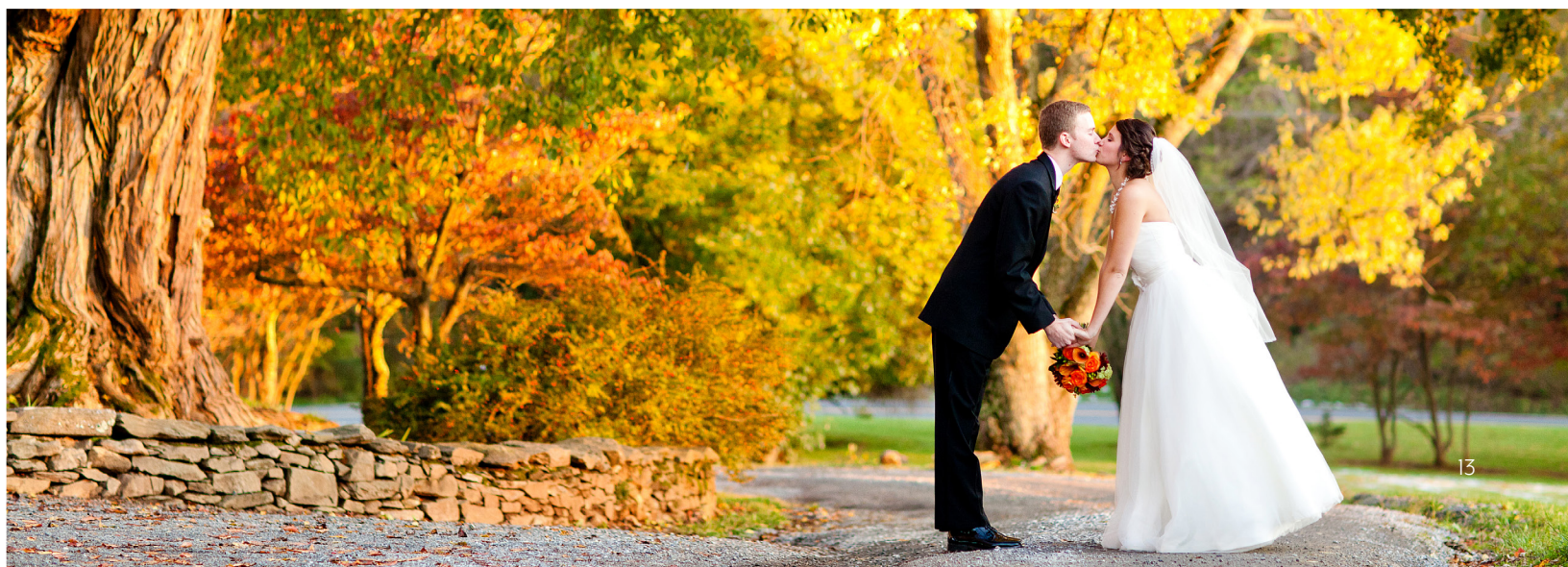
- Licensed & insured caterer.
- Rental of dinnerware, glassware, silverware, and table linens if not provided by the caterer

INCLUDED

- Use of the cottage for getting ready and to stay overnight is included. Other rooms may be reserved directly with Briar Patch Bed & Breakfast Inn at special room rates.
- Exclusive use of the property from 3:00 pm until noon the following day.
- Use of The Fox Den at Briar Patch reception facility (with pricing as noted).
- Tables and chairs for use indoors in The Fox Den at Briar Patch for up to 200 people and 200 chairs for an outdoor ceremony.
- The grounds for the wedding ceremony or other outdoor activities.
- Full hot breakfast for the guests staying at the B&B. There will be an extra charge of \$20 per person to serve breakfast to those not staying at the B&B.
- The B&B's 24' x 48' pool when open and the oversized hot tub all year.
- Ample free parking.

OPTIONAL ADDITIONAL COSTS

- Your guests may reserve the remaining rooms for the night of the wedding or party.
- Alcoholic Beverages – You can provide your own provided it is served by a bartender.





SATURDAY ONLY & WEEKEND WEDDINGS & EVENTS

	WINTER Dec/Jan/Feb/March		SUMMER July/August		PEAK April/November		PRIME May/June/Sept/Oct	
Saturday Only (not available in May, June, Sept. & Oct.)	Lodging	\$1,510	Lodging	\$1,930	Lodging	\$1,930	Lodging	\$1,930
	Site Fee	\$7,250	Site Fee	\$7,750	Site Fee	\$9,250	Site Fee	\$10,250
	Total	\$8,760	Total	\$9,680	Total	\$11,130	Total	\$12,180
Friday-Sunday Weekend Wedding	Lodging	\$3,020	Lodging	\$3,860	Lodging	\$3,860	Lodging	\$3,860
	Site Fee	\$7,250	Site Fee	\$7,750	Site Fee	\$9,250	Site Fee	\$10,250
	Total	\$10,270	Total	\$11,610	Total	\$13,110	Total	\$14,110

Prices do not include Virginia sales tax, Loudoun County lodging tax, and a refundable \$500 security deposit.

REQUIRED ADDITIONAL COSTS

- Licensed & insured caterer.
- Rental of dinnerware, glassware, silverware, and table linens if not provided by the caterer

INCLUDED

- Rental of all 8 bedrooms in the main house & the one-bedroom cottage for one night is included for the Saturday only and for two nights for the weekend wedding. An additional 3 bedrooms in the Chicken Coop & the 2-bedroom Hill House are available for your guests to book directly with us.
- Use of our reception facility (The Fox Den at Briar Patch) for up to 200 people (with pricing as noted).
- Exclusive use of the property from Friday at 4 pm to Sunday at noon [instead of the current sentence, which is Use of The Fox Den at Briar Patch reception facility (with pricing as noted)].
- Tables and chairs for use indoors in The Fox Den at Briar Patch for up to 200 people and 200 outdoor chairs for the rehearsal dinner by the pool and an outdoor ceremony.
- The grounds for the wedding ceremony or other outdoor activities.
- The pool area or Fox Den for a rehearsal dinner or party.
- Full hot breakfast for the guests staying at the B&B. There will be an extra charge of \$20 per person to serve breakfast to those not staying at the B&B.
- The B&B's 24' x 48' pool when open and the oversized hot tub all year.
- Ample free parking.

OPTIONAL ADDITIONAL COSTS

- Your guests may reserve the remaining rooms for the night of the wedding or party.
- Alcoholic Beverages – You can provide your own provided it is served by a bartender.

THE FOLLOWING INFORMATION APPLIES TO ALL WEDDING PACKAGES:

PAYMENT SCHEDULE

A payment of 50% of all costs is due and payable upon receipt of the signed contract by Briar Patch Bed & Breakfast Inn, which guarantees your date. The remaining 50% is due and payable 90 days before the wedding or event.

CANCELLATION POLICY

All payments are final and are non-refundable should the wedding or event be canceled at any time for any reason



**Briar Patch Bed & Breakfast Inn
and The Fox Den at Briar Patch**

23130 Briar Patch Lane
Middleburg, VA 20117

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www.BriarPatchBandB.com