





WEDDINGWIRE

COUPLES' CHOICE

AWARDS®



2022



SITUATED AT THE END OF A PRISTINE
AND QUIET COUNTRY ROAD SITS
TRANQUILITY FARM AND OTIUM CELLARS.

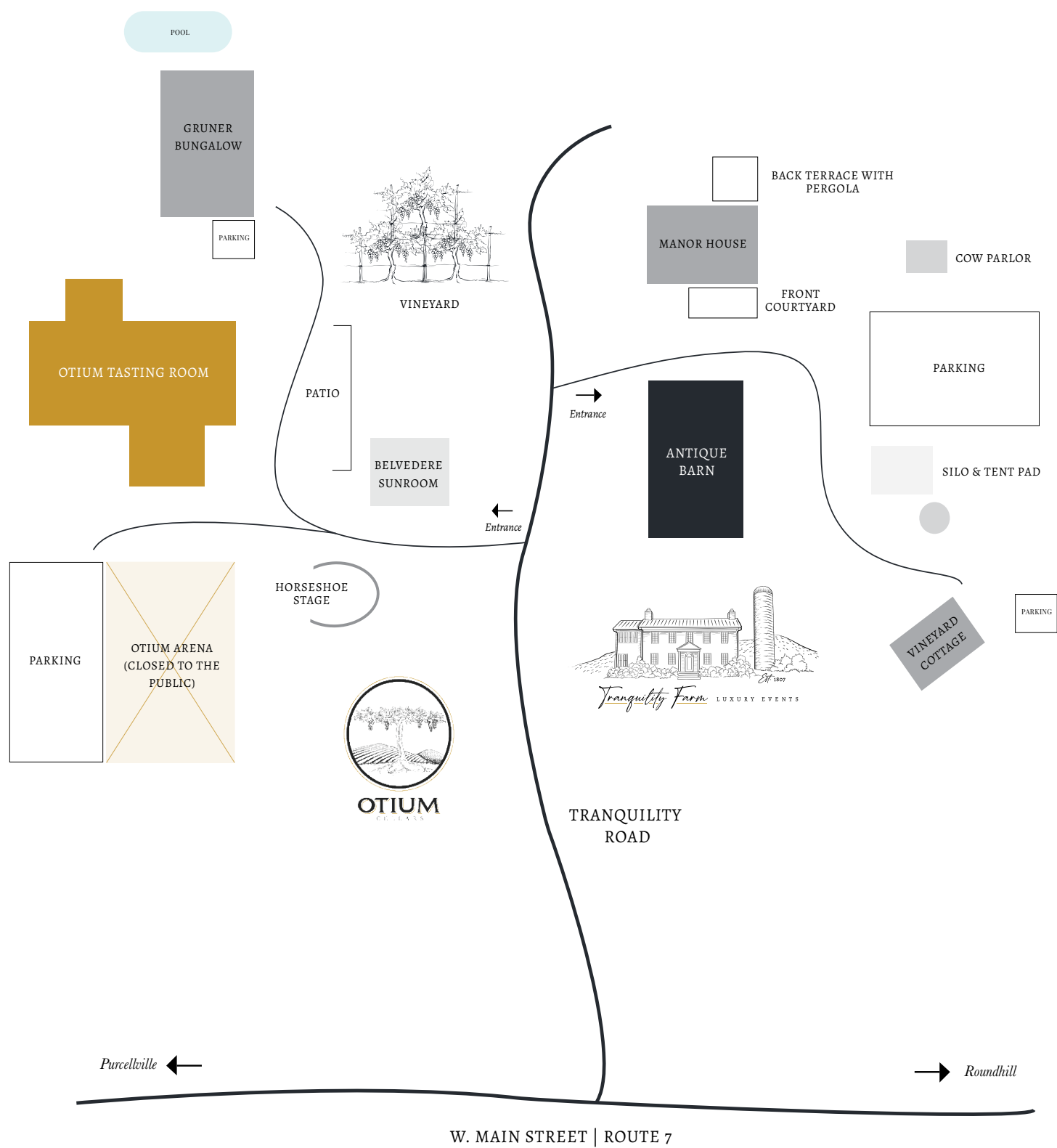
With over 50 picturesque private acres, these two properties provide a one-of-a-kind luxury event experience that allows hosts and guests to enjoy the best in wine, food, celebrations, and accommodations in the renowned Virginia wine and horse country.

Client Experience

"My husband and I fell in love with this place the first time we visited, and our love grew through the planning and of course our fabulous wedding weekend. We had Tranquility for 48 hours - hosting our rehearsal, Friday night festivities, all wedding day activities, and Sunday relaxation/debrief onsite. The barn, main house and guest house were perfect for all of our weekend events, as well plenty of lodging for our immediate families and some of the wedding party. Suzanne is fabulous and goes out of her way to provide recommendations, tips, and support in anyway you need while planning your wedding. And of course - the place is stunning, full to the brim with amazing photo opps ranging from the tallest silo in Loudon County, VA to the old dairy barn ruins. I want to go back there already!" - Dana



PROPERTY MAP



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PACKAGES *and* PRICING



Customize Your Day

PLANNING YOUR WEDDING AT TRANQUILITY FARM.

Please Read

We are excited that you are considering Tranquility Farm for your wedding venue! With our extensive private event experience, we recognize that every couple is unique and therefore, we provide a few different packages and options that allow you to design a wedding package that fits your event goals and budget.

The following pages detail our offerings and pricing. If you have any questions please don't hesitate to reach out to us.





Farmland

***Our Most popular package**

Pricing

A 50% deposit is required to reserve your wedding date.

PEAK SEASON | \$14,500

April, May, June, September & October

OFF PEAK SEASON | \$12,500

July, August & November

WINTER | \$10,500

December and Mid March

(We do not host weddings in January, February, or the first 2 weeks of March)

Weekend Celebration Package

48 Hour Rental with Accommodations for 16

Relax in total comfort as you enjoy private weekend access to the entire farm. Host all of your weekend events, including rehearsal dinner, welcome party, ceremony, reception, and farewell brunch, or invite your guests to glamp! This package allows you the flexibility to enjoy an entire wedding weekend that feels as if you're on vacation in Virginia Wine Country.

Enjoy

Exclusive use of the property from 12 PM Friday to 2 PM Sunday

2 nights of accommodations on-property for up to 16 guests

Manor House: 4 bd/3.5 ba | All linens and towels are provided

Vineyard Cottage: 4 bd/2.5 ba | All linens and towels are provided

Access to the Barn | Manor House | Silo | Vineyard Cottage | Grounds

**See the inclusions and information page for more details*

Fieldstone

Pricing

A cleaning fee will be added to all day-of rental packages. A 50% deposit is required to reserve your wedding date.

SATURDAY | \$10,500

FRIDAY & SUNDAY | \$8,500

MONDAY-THURSDAY | \$5,000

(We do not host weddings in January, February, or the first 2 weeks of March)

1 Day | 8-Hour Event Time | 3 PM - 11 PM

Host your ceremony and reception at Tranquility Farm. This package provides exclusive one-day access to the barn, silo, and tent pad (tent not included), and the grounds for pictures. **This package does not include accommodations or access to the manor house or vineyard cottage. Please see our add-ons for an enhanced experience.*

Enjoy

8-hour event time from 3 PM - 11 PM (Vendor access at 10 AM)

Access to the Barn | Silo and Silo Pad | Grounds for Pictures

Add-Ons

Manor House for the day for photos and to get ready: \$600

Manor House for the day + overnight stay for 8 guests: \$1200 per night

Vineyard Cottage for the day to get ready and hangout: \$400

Vineyard Cottage overnight stay for 8 guests: \$800 per night

**See the inclusions and information page for more details*

Manor View

Pricing

A cleaning fee will be added to all day-of rental packages. A 50% deposit is required to reserve your wedding date.

SATURDAY | \$8,500

FRIDAY & SUNDAY | \$6,500

MONDAY-THURSDAY | \$3000

(We do not host weddings in January, February, or the first 2 weeks of March)

1 Day | 6-Hour Event Time | 5 PM - 11 PM

Host your reception at Tranquility Farm. This package provides exclusive access to the barn, or tent pad (tent not included), and the grounds for pictures. **This package does not include accommodations or access to the manor house or vineyard cottage. Please see our add-ons for an enhanced experience.*

Enjoy

6-hour event time from 3 PM - 11 PM (Vendor access at 10 AM)

Access to the Barn | Silo and Silo Pad | Grounds for Pictures

Add-Ons

Manor House for the day for photos and to get ready: \$600

Manor House for the day + overnight stay for 8 guests: \$1200 per night

Vineyard Cottage for the day to get ready and hangout: \$400

Vineyard Cottage overnight stay for 8 guests: \$800 per night

**See the inclusions and information page for more details*

Inclusions/Information

Venue Capacity: 120

Larger guest counts can be accommodated with the addition of a tent. *Tent costs are not included in the package prices and must be contracted separately.*

Approved Vendors List Provided

12 - 8ft Farm Tables with 110 Vintage Chairs

(All furniture remains in the barn)

WIFI Access

Two Powder Rooms in the Barn

Exclusive Property Access

Air-Conditioned and Heated Barn

Beautiful Photo and Ceremony Locations

Inclement Weather Ceremony Space

Caterer's Kitchen in the Barn

Fire Bowl and Bistro Lights Outside

Tent Pad and Silo Access

Event Flow Flexibility

Walkable to Otium Cellars Winery

Options to Customize Your Rental

Approved Day-Of Coordinator Required

Horse Lodging at Otium is Available *(Feed and care not included)*

Tranquility Farm shall provide Client only the rental of the Property. All other arrangements for the Event, including wedding planning/coordination, photography, catering, beverages, music, furniture, tableware, linens, flowers, music, transportation, parking services, tent rental and restroom trailer, which is required in the event the Client rents a tent, shall be the Client's responsibility. Client shall choose their service vendors, who must be professional, insured and licensed as appropriate. However, Provider shall make recommendations and have final approval in the selection of the main vendors (caterer, planner and event designer) used for the Event's additional services. We are happy to provide referrals for these vendors!





OTIUM
CELLARS

OTIUM CELLARS

Enhancements

Otium Cellars Winery is located just across the road from Tranquility Farm and is an easy leisurely walk.

Enhance your wedding with unique options from Otium including wine tastings, wine bottles in guest rooms, rehearsal dinners, welcome parties, bridal luncheons, and culinary delights from our executive chef. The unique pairing of our boutique winery and luxury events farm allows our couples and their guests to truly experience all that Virginia wine country is known for as they sip, host, and stay in the heart of Purcellville.

Inquire for pricing.





PROPERTY *and* SPACES



Private Luxury Farm in Virginia Wine Country

50 Private Acres | Accommodations
Privacy | Sophistication | Winery Views
Idyllic Gardens and Landscaping

Tranquility Farm is located in the heart of Purcellville in Loudoun County, Virginia. The expansive and stunning grounds take your breath away with views of the Virginia countryside and our boutique winery, Otium Cellars. Situated at the end of quiet Tranquility Road, weddings are exceptionally sophisticated and private, providing the perfect backdrop for your once-in-a-lifetime event.





The Barn

Capacity: 120 People
Access to the barn is included with every rental package.

Air-Conditioned and Heated for Indoor Receptions
12 - 8 ft Farm Tables with Antique Chairs (Must remain in the barn)
WiFi Access
Sophisticated Decoration with Authentic Barn Wood Floors
Chandeliers on Dimmers
Access to Stable Beneath the Barn
4 Church Pews
Caterer's Kitchen
Inclement Weather Space
Dressing Room
2 Bathrooms
Fire Pit and Bisto Lighting Outside
Can be used for Rehearsal Dinner
Chalkboard with Complimentary Calligraphy

Services such as catering, planning, florals, etc., are additional, and we have recommended vendors. Ask for our vendor list.





Silo and Tent Pad

Access to the Silo and Tent Pad is included with all rental packages. **Tents are not included* and must be contracted separately for events with more than 120 guests.* Tent costs typically range between \$10,000 - \$15,000 dollars with restroom trailers and lighting.

The silo is a unique place for cocktail hour and pictures. Located next to the silo is a cement pad that makes it easy to install a tent for guest counts over 120.

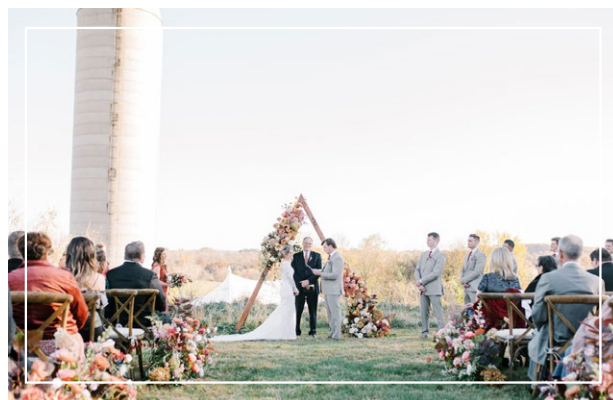




Ceremony Locations

It's your day! Choose any location you prefer as the backdrop for your vows.

Tranquility offers numerous beautiful backdrops for your wedding ceremony. Our couples most often marry beneath one of our incredible trees, surrounded by the Virginia countryside, or at the top of the hill, with the silo and expansive views in the background. You are not limited to the photos we show here however, as couples have married in the courtyard of the Manor House, and could even marry in the barn with a tented reception. During inclement weather, our barn stable is available and offers a clean palette with incredible light. The day is yours to enjoy all the property has to offer.





Dressing Suites

The Manor House and Vineyard Cottage provide ample space for getting ready on your wedding day. These spaces are included with the Farmland package and can be added to day-of rentals.

In addition to these spaces, the barn also has a small lounge that can be used as needed during the event rental period.





Terrace and Courtyard

The terrace and courtyard at the Manor House are perfect for cocktail hour, rehearsal dinners, and intimate weddings. Enjoy the fountain, gardens, and terrace pergola as you mingle with guests and take beautiful portraits.

Lounge furniture is available in the courtyard as well as fire bowls. Couples typically opt for a bar set up in the courtyard during cocktail hour. The courtyard can also be tented for an additional fee.



LUXURIOUS
Accommodations



Manor House | Accommodations

4 Bed | 3.5 Bath | Sleeps 8

Included with the Farmland package and can be added on to day-of packages.

4 bedrooms and 3 full baths upstairs plus powder room on first floor

Approximately 4,200 square feet on two levels with a courtyard & terrace

Towels, bed linens, blankets and pillows provided, as well as soap and shampoo

2 primary bedrooms with king beds and en suite baths; front primary has a whirlpool tub and steam shower; back primary has a walk-in shower

2 other bedrooms (front bedroom and attic bedroom) with queen beds and close access to the hall bathroom with tub & shower

Pantry has 2 coffee makers and is stocked with mugs





Vineyard Cottage | Accommodations

4 Bed | 2.5 Bath | Sleeps 10

Included with the Farmland package and can be added to day-of packages.

Tucked away on the edge of the property and surrounded by vineyards, the Vineyard Cottage – with its open floor plan on two floors plus three bedrooms and two and a half baths — easily houses a large party. An expansive deck offers sweeping views, and more outdoor space is available on the lower patio and grassy lawn.

Approximately 1800 square feet on two levels with large deck with furniture, and a lower-level patio with picnic table & benches

Main level: 2 bedrooms, one with a king bed and full en suite bath (tub & shower), the other with a queen bed and en suite half bath (no shower)

Lower level: 2 bedrooms share one bathroom with a shower (no tub); one bedroom has a king bed and the other has 2 twin beds. There is also a futon on the lower level and a daybed on the main level

Kitchen has 2 coffee makers and is stocked with mugs.





Glamping | Accommodations

Individual tents available for adventurous guests and couples looking for an outdoor accommodations experience.

If you would like to host lots of guests or wish to enjoy the pastoral setting, you may opt for “glamping” (glamorous camping), complete with beautiful canvas tents for two or four people with real beds, linens, rugs, furniture and decor. A bridal tent for the couple is also available, as well as an upscale s’mores bar with a campfire. Pricing is additional and comparable to a B&B room per tent, and restroom trailers are also required. Tents are managed and contracted through our glamping partner.

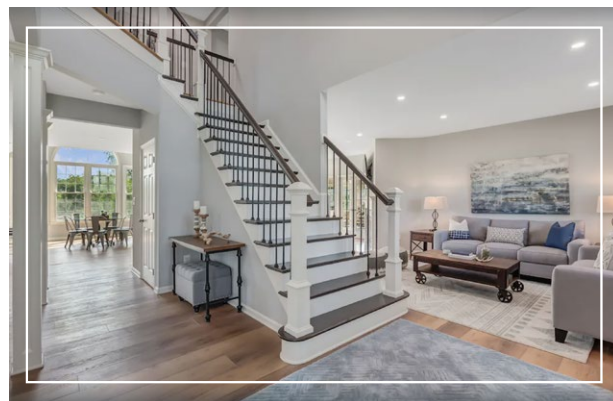




Gruener at Otium Cellars | Accommodations

In addition to the luxurious accommodations available at Tranquility Farm, across a quiet gravel road is our sister property and winery, Otium Cellars, which features an additional sophisticated home available for rent.

The Gruener Bungalow is a 12,000 sf private home featuring 8 bedrooms, 7 full baths, and is equipped with 2 full kitchens as well as a private outdoor saltwater swimming pool (available May-Sept). This property can comfortably accommodate 16 guests.





OTIUM
CELLARS

INTIMATE
Weddings and Events
AT OTIUM



Small Sophisticated Affairs at Otium Cellars

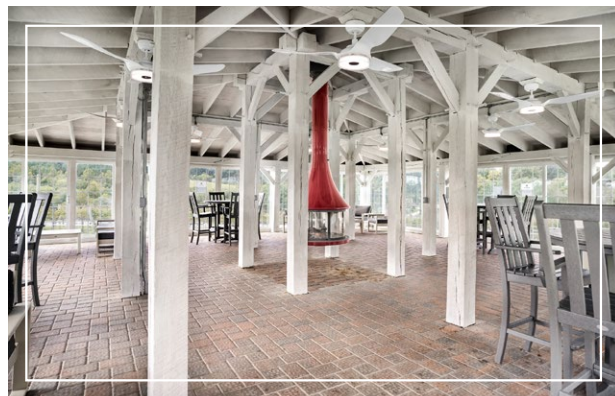
Dreaming of a smaller event? Otium is a great option or a great addition for wedding events such as a welcome party.

Couples wishing to host an event at Otium have the option of a food and beverage minimum or paying a room rental rate. The room rental fee is waived if the food and beverage minimum is selected. Event packages start with 3 hour rentals and can be customized based on your needs. Otium offers numerous beautiful spaces to fit your event style and vision.

Bavarian Hall - Seats 75 guests | 120 cocktail reception
 Belvedere – Enclosed pavilion with hanging wood-burning fireplace
 Outdoor Terrace – Seats up to 150 guests | 200 cocktail reception
 The Pasture – Grass space beyond the terrace overlooking the vines

**F&B and Room Rental Pricing is subject to the season and the demand*

Inquire for pricing.





Book Your Wedding

Ready to schedule a tour or reserve your date?
Contact our event director today to begin the
planning process.

Mindy Diemar, Director of Sales

Email: mdiemar@otiumcellars.com

Phone: 540-338-2027

18061 TRANQUILITY ROAD | PURCELLVILLE | VIRGINIA 20132