

Beacon Hill Manor



BEACON HILL
MANOR

FREQUENTLY ASKED

Questions

A PRIVATE ESTATE IN LOUDOUN COUNTY, VIRGINIA

OUR STORY

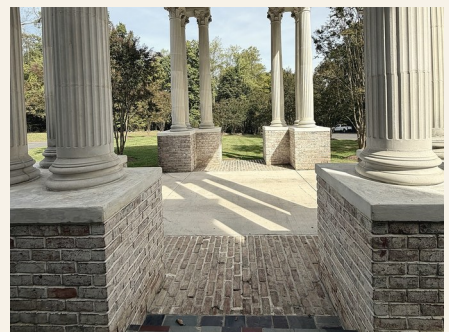
Beacon Hill Manor started as a home. A father built it for his family, and for years it was full of kids, laughter, holidays and long dinners around the table. When the kids grew up and moved on, nobody could bring themselves to let it go. So they opened the doors instead, and made it a place for couples to start their own story. We hope it feels like home to you, too.



THE TENT



THE LAWN



THE PORTICO

THE ESTATE

Why Beacon Hill Manor

Grand by design. Private by nature.

Your whole wedding, in one place. In a county beloved for its wineries, barns and farm venues, Beacon Hill Manor is something rarer: a classical manor on a private estate, exclusively yours, an easy drive from Washington, DC and Dulles, where your closest people stay with you for the whole weekend.

01

Exclusively yours

One wedding per day, never two. The entire estate is yours, and the only overnight guests are the people you invite.

03

Your whole weekend, one address

Check in Friday, host your rehearsal dinner, marry on Saturday and linger until Sunday. No shuttling between hotel, venue and after-party.

05

Three settings, rain or shine

Vows on the lawn, dinner and dancing in a chandelier-lit tent whose sidewalls open to the estate, and the Grand Hall ready for any weather.

02

A true manor house

Marble floors, a Grand Hall with a balcony, a sweeping double staircase and a grand piano: a classical setting in a county known for barns and tasting rooms.

04

Your closest people, under one roof

Six bedrooms, each with a king bed, welcome up to 10 overnight guests, so the people you love most wake up where you celebrated.

06

Your vendors, your vision

Choose your own caterer, florist, photographer and entertainment, with our preferred vendor list as a starting point.

“It ended up being one of the best decisions we made for our wedding. What immediately stood out was the combination of luxury, privacy, versatility, and exceptional customer service. The property feels like a hidden retreat.”

TERRELL, MARRIED AT THE MANOR IN MAY



THE FRONT PORTICO



THE GRAND HALL



THE TENT

PART ONE

The Basics

Packages, pricing and reserving your date

01 Is our date available?

Share your date when you reach out and we will let you know right away whether it is open. If you are flexible, we are happy to suggest other dates. Dates fill quickly, and couples are now booking up to two years ahead, so we recommend reserving as soon as you can.

02 Will we have the estate to ourselves?

Yes, 100%. We host only one event per day, never two, so the estate is exclusively yours for your celebration. If you choose to stay overnight, the only lodging guests are your own.

03 How many guests can Beacon Hill Manor welcome?

Up to 150 guests. Choose the package that suits your guest count; each one includes private use of the entire estate for your celebration.

Micro Wedding

Under 50 guests
8 hours · 3 PM to 11 PM

\$7,500

Traditional Wedding

51 to 100 guests
12 hours · 11 AM to 11 PM

\$12,500

Grand Wedding

101 to 150 guests
12 hours · 11 AM to 11 PM

\$15,000



THE TENT



CHIAVARI CHAIRS



WHITE CEREMONY CHAIRS

04 What is included with every package?

Everything you need to set the scene, with nothing to rent for the basics:

THE SETTING	THE SETUP AND SUPPORT
• Private use of the entire estate • Our frame tent with crystal chandeliers, string lights, sidewalls and white drapery • Your choice of dance floor: Black & White checkered (18' x 18') or Birch (16' x 20') • Floor fans to keep the tent comfortable • A luxury restroom trailer	• Ceremony and reception chairs, reception tables and cocktail tables • Setup and breakdown of the Manor's own tables, chairs and equipment, from the layout you send us • On-site parking for up to 50 cars • A day-of venue manager on site during your event

05 What tables and chairs does the Manor provide?

CHAIRS	TABLES
200 white folding ceremony chairs	16 round tables, 6 ft
200 Chiavari chairs in a mahogany finish, with white cushions	8 rectangular tables, 6 ft x 30"
	10 high-top cocktail tables

Many couples choose the white chairs for the ceremony and the Chiavari chairs for the reception. White chairs may remain on the lawn after the ceremony; Chiavari chairs used outdoors are returned under the patio by your planner or vendors. Have a different look in mind? You are welcome to bring in your own rentals with our approval (see question 17).

06 How do we reserve our date?

Dates are reserved on a first-come, first-served basis, and the most sought-after weekends fill early. Your date is confirmed once your contract is signed and your deposits are received:

- **Signed contract:** signed by everyone hosting the event; for a wedding, both partners.
- **Booking deposit:** 25% of your total, non-refundable, due at signing.
- **Security deposit:** \$2,000, refundable, due at signing.
- **Balance:** the remaining 75%, in three installments before your event (see Your Investment).

Please note: we are unable to hold a date until the contract is signed and the deposits are received.

07 When is our security deposit returned?

Within 10 days of check-out, provided there is no damage. Should anything need to be deducted, we send you an itemized list with photos within 7 days of check-out.

PART TWO

Your Investment

One page, every number

“A luxury experience without an outrageous price tag.” TERRELL, MARRIED AT THE MANOR IN MAY

STEP ONE

To reserve your date

25%

Your booking deposit (non-refundable), with your signed contract and a \$2,000 refundable security deposit.

STEP TWO

In the months ahead

75%

The balance in three installments before your event, so you can plan and save at a comfortable pace.

STEP THREE

Your wedding day Celebrate

Everything is settled. Your security deposit is returned within 10 days of check-out.

PREFER TO PAY IN FULL?

Pay up front and save

Settle your balance in a single payment and we will take \$750 off your total, after tax. A thank-you for planning ahead.

\$750
YOUR SAVINGS

AN EXAMPLE: TRADITIONAL WEDDING

Package, 51 to 100 guests	\$12,500.00
Sales tax, 6%	\$750.00
Total	\$13,250.00
At signing: 25% booking deposit	\$3,312.50
At signing: security deposit, refundable	\$2,000.00
Then three installments of	\$3,312.50

ENHANCEMENTS, IF YOU WISH

Tent heat	\$1,500
Clear tent top	\$3,500
Additional event time	\$500 per hour
Overnight stay, up to 10 guests	\$3,000 per night
Early check-in or late check-out	\$1,000 each

All prices are subject to 6% sales tax.

Event insurance is required. We recommend Loudoun Insurance Group, where policies are often around \$180; your exact quote comes directly from the insurer.

PART THREE

Your Celebration

Timing, the tent, rain plans and music

08 May we add extra time?

Of course. For a one-day event, you may begin as early as 9 AM by adding time at \$500 per hour; Micro Weddings may add hours before 3 PM at the same rate. Every celebration concludes by 11 PM. Please request additional time at least 30 days in advance, as it depends on our calendar.

Staying overnight? Lodging guests may extend check-in or check-out instead (see question 23).

09 Is the tent included?

Yes, with every package. Our frame tent is dressed with crystal chandeliers, string lights around the perimeter and flowing white drapery. Its sidewalls open for 360-degree views of the estate or close for a cozy evening. Your decorator is welcome to take the drapery down, provided it is rehung before check-out. For a more intimate gathering, you may celebrate on the lawn beside the ceremony site instead.

TENT OPTION	COST	DETAILS
Floor fans for cooling	Included	Select them on your planning sheet
Tent heat	\$1,500	Arranged by our team; added to your quote when you book
Clear tent top	\$3,500	Arranged by our team; added to your quote when you book

10 What happens if it rains?

Your ceremony simply moves indoors to the Grand Hall, which seats up to 100 guests. Additional guests can stand or watch from the balcony, and your wedding party stands either way. Afterward, guests head to the tent for the reception.



THE GRAND HALL AND BALCONY



THE SWEEPING STAIRCASE



GRAND HALL WINDOWS AND PIANO

11 May we have a DJ or live band?

Of course. The tent has dedicated power for your entertainment. Outdoor music follows Loudoun County sound guidelines, and your contract lists the music end time for your date.

12 Where do guests enjoy cocktail hour?

Most couples host cocktail hour between the terrace and the Grand Hall, so guests can wander between the open air and the Manor. Our grand piano sits in the Grand Hall, and many couples invite a pianist to play while guests mingle.

13 Where are the best spots for photos?

Everywhere you turn: the sweeping terrace staircase, the foyer staircase, the Grand Hall and its balcony, the columned portico and the open lawns, especially at golden hour.

“The manor is incredible, we had a magical time! It offers a picture-perfect setting while keeping in mind the functionality needed to host an event.”

LILIA ALVARADO PHOTOGRAPHY

14 Is there parking for our guests?

Yes. On-site parking for up to 50 cars is included. For more than 50 cars, a valet or shuttle service is required, arranged and paid for by you. Couples have enjoyed working with Road Yachts, Reston Limousine and Point to Point Limousines.

15 Is the Manor accessible for guests with limited mobility?

Yes. Ramps are available for the entry stairs, and we can arrange a ride down to the ceremony site. Just let us know who may need a hand, and we will plan it with you ahead of the day.

PART FOUR

Intimate Weddings

Smaller celebrations, beautifully done

16 Can we plan a smaller, more intimate wedding?

Absolutely. Our Micro Wedding is designed for celebrations of under 50 guests (8 hours, 3 PM to 11 PM, \$7,500). The Grand Hall makes a beautiful setting for an intimate ceremony, rain or shine:

- Say your vows indoors in the Grand Hall.
- Enjoy cocktail hour on the grounds and patios.
- Your coordinator sets the Grand Hall for your reception while you mingle; about 60 guests are comfortably seated at round tables.

Our team sets up the Manor's tables and chairs the day before, so same-day changes are made by your coordinator.



THE GRAND HALL



ROOM FOR AN INTIMATE CEREMONY INDOORS

PART FIVE

Vendors and Planning

Assembling your team

17 May we bring our own vendors?

Absolutely. You choose your caterer, florist, photographer, entertainment and every other vendor. Our preferred vendor list, made up of professionals who know the Manor well, is a lovely place to begin. Every vendor must be licensed and insured, with their documents due 45 days before your event.

Our team arranges tent heat and the clear tent top. Any other outside rental, such as your own heaters, dance floor, tables or chairs, is arranged by you and requires our approval at least 90 days before your event.

18 Do we need a wedding planner?

Yes. We ask that a wedding or event planner join you for your walkthroughs. Our day-of venue manager is on site throughout your event to keep the estate running beautifully and to guide your vendors. Any changes on the day are made by your planner, coordinator or vendors.

19 Do we need event insurance?

Yes. Please send us your event insurance certificate at least 30 days before your event. If you would like a recommendation, we suggest Loudoun Insurance Group.

20 May we serve alcohol?

Beacon Hill Manor does not sell alcohol. We will walk you through our alcohol and bartending guidelines when you book.

21 May our caterer or private chef use the kitchen?

Our home kitchen is available as is. It is a residential kitchen rather than a commercial one. Your chef must be licensed and insured, and leave the kitchen, oven included, just as they found it.

“All I can say is that it was absolutely perfect. It is such a stunning venue! We had so many guests comment on how beautiful and classy it was.”

SYDNEY, MARRIED AT THE MANOR

PART SIX

Staying at the Manor

Make it a wedding weekend

22 May we stay at the Manor?

Yes, and it is the loveliest way to experience the estate. The entire Manor is yours for \$3,000 per night, for up to 10 overnight guests: get ready together, gather around the fire pit, and wake up where you celebrated. Check-in is at 3 PM and check-out at 11 AM.

- Six bedrooms, each with a king bed, including the couple's suite
- Six full and two half bathrooms
- Three kitchens, a dining room and four gathering areas
- Media room, billiard room, and a sauna in the spa and yoga room
- Fire pit with Adirondack chairs



GETTING READY AT THE MANOR

23 How does a wedding weekend work?

Most couples check in Friday at 3 PM, host their rehearsal dinner at the Manor and wake up refreshed for their wedding day. After the ceremony and reception, they spend their wedding night here and check out Sunday at 11 AM. Your weekend can be tailored to you:

- **The night before:** check in Friday at 3 PM, marry on Saturday and depart at the end of your celebration.
- **The night after:** check in on your wedding day at 3 PM and check out the next morning at 11 AM.
- **More time:** check in early at 11 AM or check out late at 3 PM, for \$1,000 each.

For a one-day wedding, our 12-hour packages run from 11 AM to 11 PM.

“We stayed there the entire weekend and it was wonderful to have rooms on site for many in the wedding party.”

JESSE, MARRIED AT THE MANOR IN MAY

THE LOWER-LEVEL LOUNGE

Moody, warm and entirely yours

Leather seating by the fireplace, a billiard table and a bar under black columns and chandeliers: a moody retreat beneath the Manor. It is where wedding parties gather to unwind before the ceremony, and where your overnight guests settle in together at the end of the night. It is part of the house when you stay with us.



THE FIRESIDE LOUNGE



THE BILLIARD ROOM



THE BAR LOUNGE

PART SEVEN

House Rules

So the estate stays beautiful for every couple

24 Are there any rules we should know about?

Just a few, and we review each one with you during planning.

- Every celebration concludes by 11 PM. Outdoor music follows Loudoun County sound guidelines; your contract lists the music end time for your date.
- Candles must be enclosed in glass.
- Sparklers, birdseed and bubbles are welcome outdoors for your exit and send-off. Rice, confetti, glitter, feathers and fireworks are not permitted inside or out.
- The Manor is non-smoking; smoking is permitted only in designated outdoor areas.
- Decor may not damage walls or structures. Decorations and outside rentals are removed by check-out.
- Rehearsal dinners are arranged by you and your planner; our staff do not set them up.



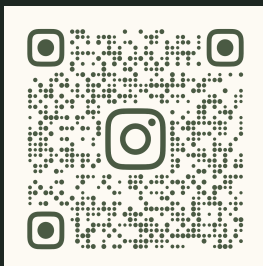
BEACON HILL
MANOR

We would love to welcome you

PRIVATE TOURS BY APPOINTMENT

To arrange your visit or ask a question, email kelly@beaconhillmanor.com.

41166 Canter Lane, Paeonian Springs, Virginia 20129



SCAN WITH YOUR PHONE CAMERA

See a real wedding at the Manor

Watch the film on Instagram, created by photographer
[@perfectsshoott](#) in collaboration with
[@beaconhillmanor](#).