

# Rossie

on the Earn





# Welcome to Rossie on the Earn

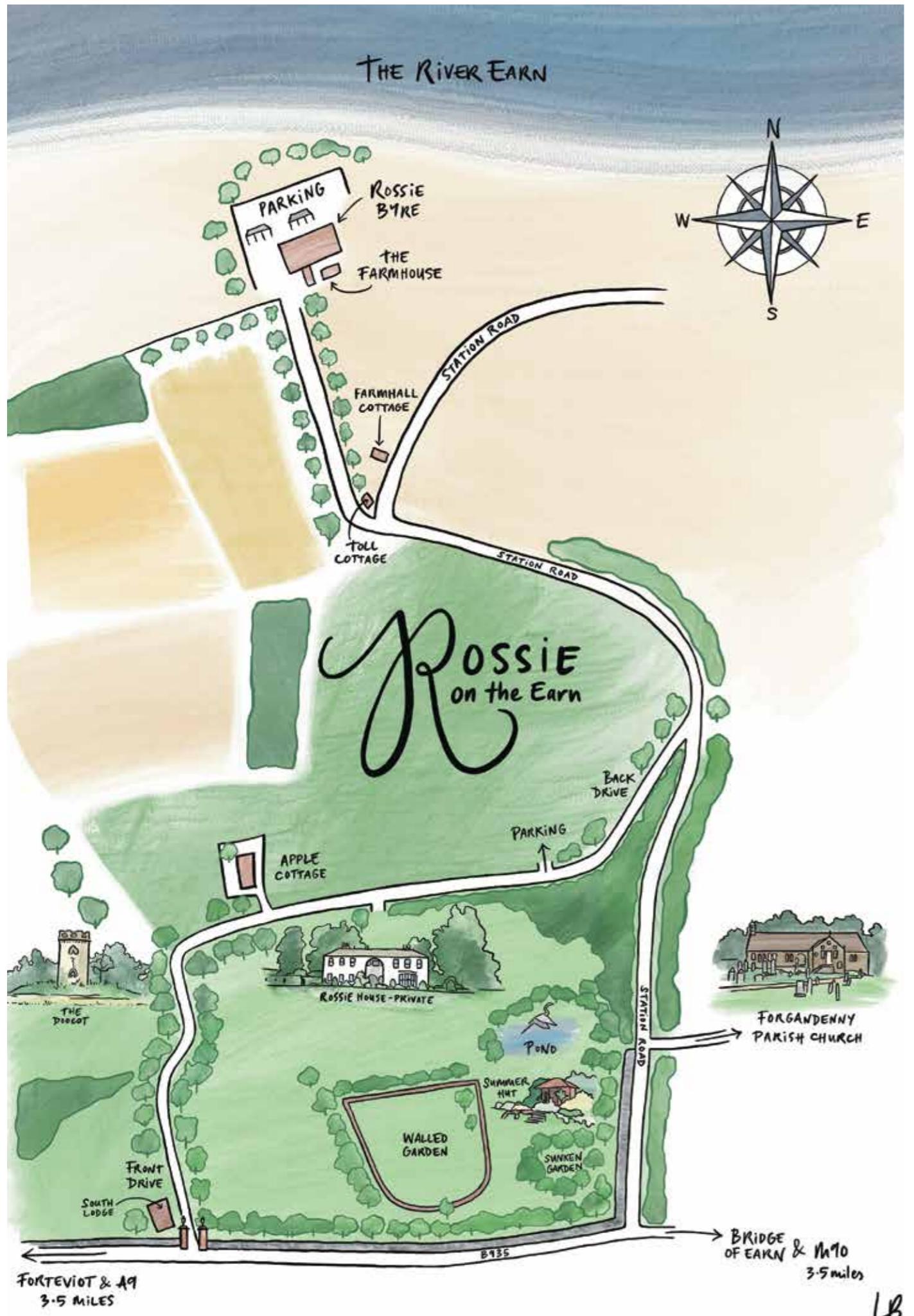
Rossie on the Earn is a stunning wedding and events venue immersed in the Perthshire countryside. Our blank canvas rustic byre is available for exclusive use and can seat up to 160 guests comfortably. For accommodation, we have a luxury farmhouse and 4 cosy cottages on site sleeping 20 in total. We also offer a romantic 30 acre woodland garden for wedding ceremonies, reception drinks and photographs.

Whether it's an intimate ceremony in our stunning gardens or an atmospheric byre celebration, you are free to tailor your day exactly as you wish. Choose your own caterer, florist, photographer, music and bring your own wine and fizz for your reception drinks and supper. We think flexibility is the key ingredient for your most memorable day.

Nestled in the Earn Valley, Rossie is a 250 acre arable farm with the meandering River Earn at its base. This venue is easily accessible yet retains the absolute charm of a secluded rural location.

Within an hour from Edinburgh,  
Glasgow, Dundee and St Andrews





Rossie Byre Weddings





## *Stylish, Elegant and Informal*

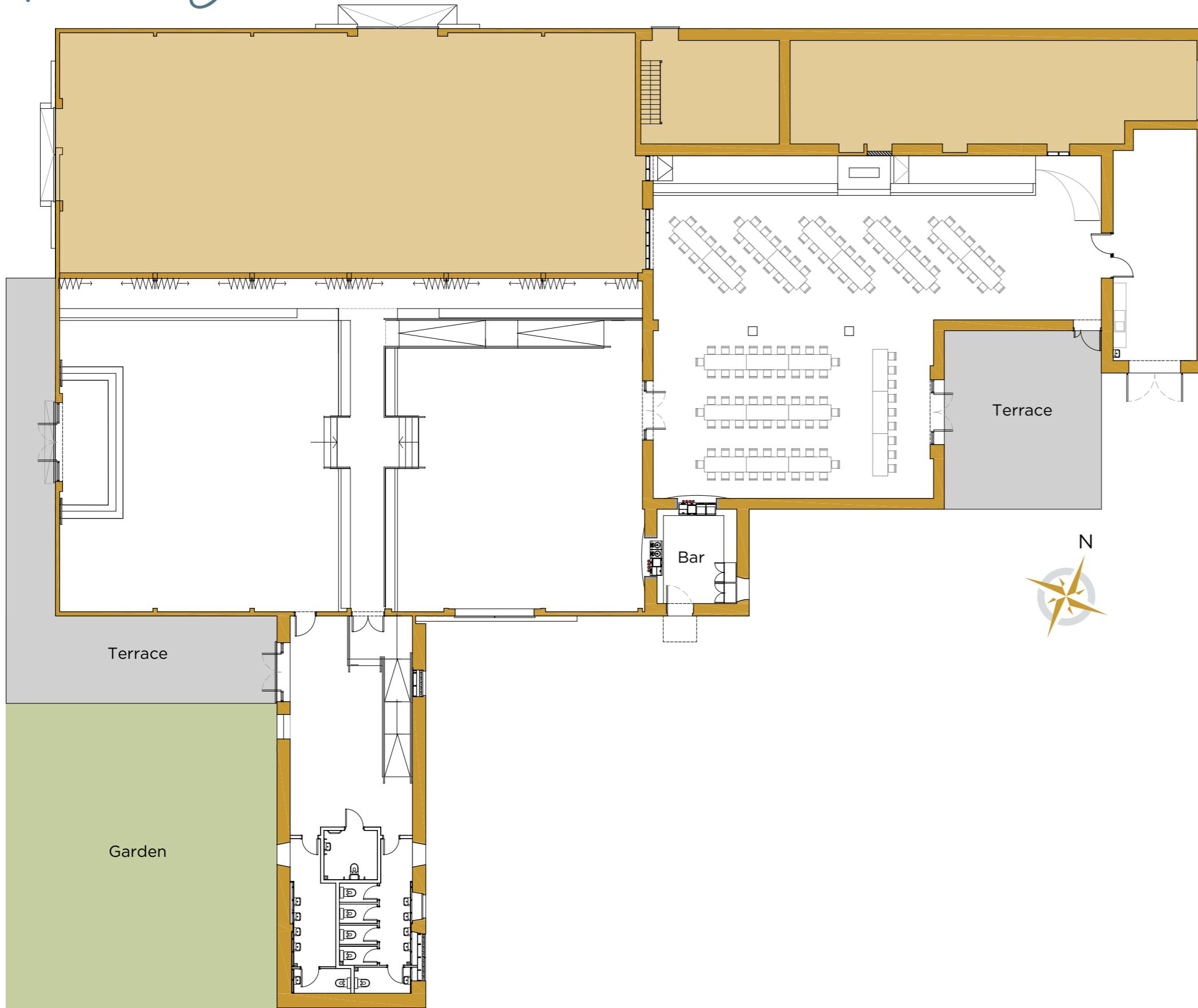
**Rossie byre is located at the heart of a 250 acre family farm with magical views of the stunning Perthshire countryside. Our recently converted byre offers an enchanting blank canvas for those wishing to add their own style to their wedding day.**

The byre's flexible design allows us to accommodate both larger and more intimate weddings. With a seamless transition into each room, packed with traditional features including original stone walls, troughs and raised walkways, our venue can be configured and decorated exactly as you wish for your ceremony, reception, speeches, dining plus evening entertainment.

There is also ample space to entertain outside using either of our landscaped courtyards for your reception drinks and canapés with the romantic Ochil Hills as a backdrop. As the evening draws in head inside to the warmth of the log burning stove to enjoy some dancing and drinks at the fully stocked Rossie Bar!



# Rossie Byre



## Flexibility at the Core

The largest area is made up of two sunken byres, divided by a raised walkway and beautifully theatrical curtains. The Westerly sunken byre has huge glass doors providing spectacular unspoilt views across the Earn Valley - perfect for sundowners.

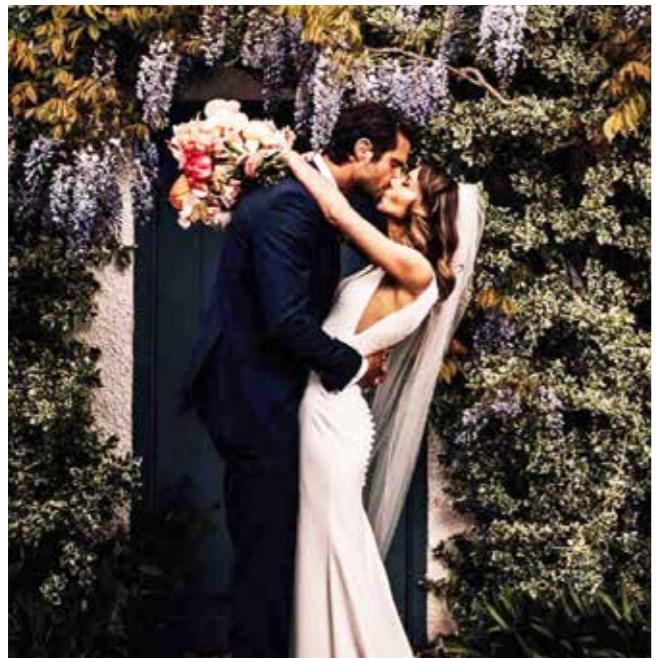
The opposite sunken byre with a canopy of festoon lights and Rossie Bar at one end provides the perfect dance floor. Our dual aspect bar has an opening into the Eastern byre as well, so you and your guests will never be far from the watering hole!

The Eastern part of the byre is accessed through an original unique stone archway. This room oozes character and charm with beautifully crafted timber trusses, authentic stone walls and dimmable cartwheels, spot lights and uplights allowing you to create the ideal ambience for any part of your wedding day. The warming log burning stove adds to the cosy atmosphere, and for those wishing to chill outside around the fire pit just head through the double doors to the courtyard with romantic festoon lighting.



# Rossie Garden Weddings

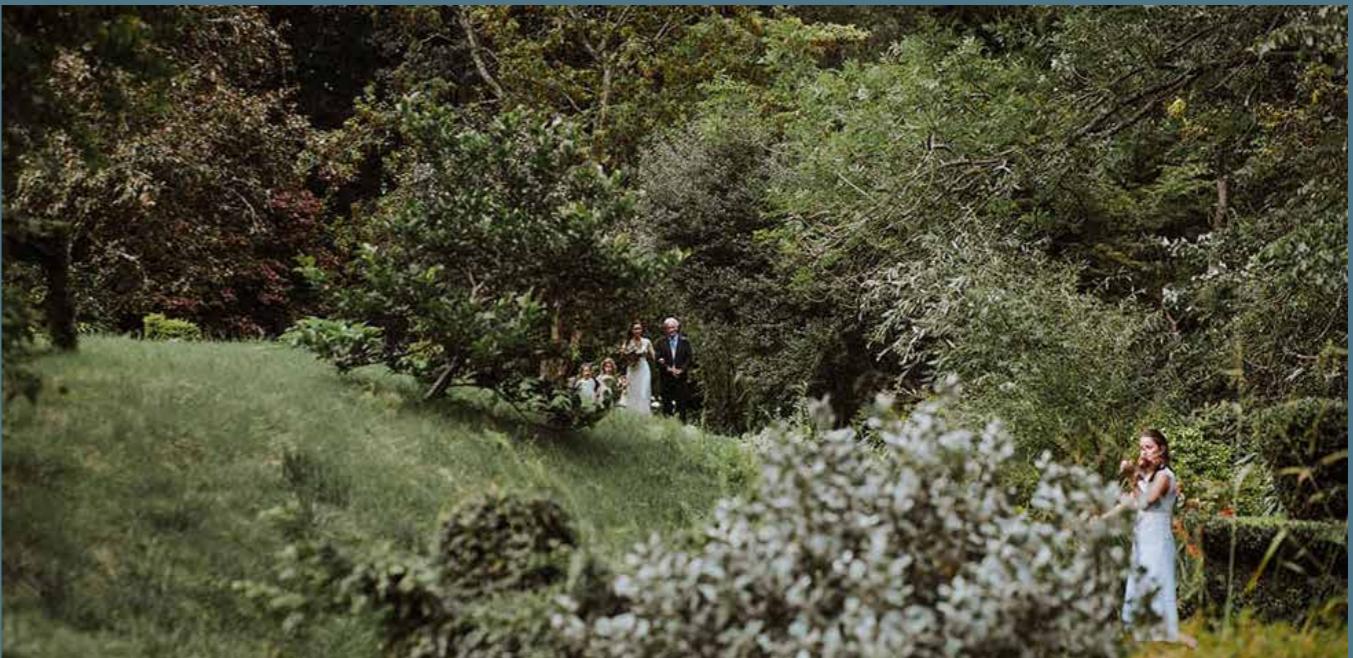




## The most Exquisite Setting

Within 10 minutes' walk of Rossie byre is our stunning 30 acre garden that offers a variety of beautiful spots for your ceremony, drinks reception and photographs.

The gardens at Rossie are a magical mystery tour of endless paths meandering under magnificent trees, bridges over burns and sweeping lawns. There are a plethora of idyllic intimate spots to say your vows, whether it be underneath a majestic 150 year old beech tree or overlooking the peaceful pond in an oasis of sculptured beauty. Tucked away behind the impressive Victorian walled garden you'll find a delightful little sunken garden with an enchanting summer hut. Our gardens are perfect for your ceremony, reception drinks and photographs. Your evening celebrations continue in our newly renovated byre on the farm.







## Making a Booking

- To book a Wedding at Rossie on the Earn please email **hello@rossie.info** and state the date you have in mind.
- A **Booking Form** and our **Terms and Conditions** will then be sent to you. Your agreed chosen date will be held for 14 days in order for you to sign and return the Booking Form and pay a **33% deposit** of the total venue hire cost. After which your booking is confirmed.
- A further 33% of the total hire cost is payable 6 months prior to your wedding date, with the balance due 2 months before your wedding date.
- In addition to the above a **£500 returnable damage deposit** will be payable 2 months before your wedding date.

## Timings

**Whether a weekday or weekend wedding at Rossie on the Earn, the following timings apply:**

### DAY 1

Set up: 9am - 8pm

### DAY 2

Wedding day: 9am - 12:15am (Gardens until 6pm)

### DAY 3

Take down: 9am - midday

### WEEKEND VENUE HIRE

2.5 days with your wedding on a Friday or Saturday

### WEEKDAY VENUE HIRE

2.5 days with your wedding on a Tuesday or Wednesday

## Venue Hire Prices

	2025	2026	2027
<b>Peak Weddings</b> (March - October)	£7,250 +VAT	£7,500 +VAT	£7,500 +VAT
<b>Non Peak Wedding</b> (November - February)	£6,250 +VAT	£6,500 +VAT	£6,500 +VAT
<b>Midweek Weddings</b> Please apply a 20% discount on the above prices			

- We reserve the right to amend the facilities and prices offered to hirers prior to confirmation of booking. Additional items for booked weddings can be added at any time from the date of booking until 1 month before your wedding day.

## Accommodation Prices

We request that our site accommodation (sleeping 20) is also booked alongside your venue hire.

<b>2025</b>	£2,165 +VAT
<b>2026</b>	£2,415 +VAT
<b>2027</b>	£2,415 +VAT

For the convenience, we imagine your family and friends would be delighted to chip in!

### CHECK IN

From midday the day before your wedding

### CHECK OUT

By midday the day after your wedding





## What's Included

Rossie on the Earn is an exclusive venue so there will be no other wedding or event for the duration of your booking. The following is included in the venue hire price:

- 30 rustic **trestle tables** (6ft x 3ft)
- 160 **light oak crossback chairs** for dining and/or ceremony
- **10 handmade Rossie benches**
- 2 sets of **rattan furniture** (seats 4 per set)
- **3 large whisky barrels**
- **Heating & power**
- **Ambient, dimmable lighting**
- **PA System**
- **A rustic bar** made from Rossie wood together with bar facilities
- Ladies, gents & accessible **cloakrooms**
- Sonos music **speakers** in every room incl loos
- **Log burning stove** inside & **fire pit** outside
- **1 vegetable cart, 1 coatrail, 2 wooden easels, 4 highchairs**
- **West facing outdoor courtyard** at the front of the byre and a **smaller courtyard** with festoon lighting to the rear of the byre
- **Ample parking** for cars & bus drop off/collection area



## And then you could Add

- **Photographs:** If you are booking the Byre for your wedding and would like to use Rossie Gardens for your wedding photographs (wedding couple/small bridal party) an additional charge of **£350 +VAT** is applicable.
- **Garden Ceremony & Photographs:** A charge of **£750 +VAT** is applicable.
- **Garden Ceremony, Reception drinks & Photographs:** A charge of **£1,500 +VAT** is applicable.
- **Extra hire time:** Why not extend and invite your guests back to the byre for a post-wedding brunch or lunch? You can extend your hire from midday the day after your wedding until 6pm at an additional charge of **£500 +VAT**.
- **A longer stay:** Why not arrive a night or two before everybody else and have a pre-wedding family get-together, or perhaps a pampering day trip with your wedding entourage just down the road at The Gleneagles 5\* Hotel! Or maybe you'd like to extend and stay the night after for some recuperation and relaxation? Costs for an extra nights stay in our cottages is: Toll Cottage or Apple Cottage (**£125 +VAT each**), Farmhall Cottage or South Lodge (**£250 +VAT each**) and Farmhall Farmhouse (**£500 +VAT**). Each cottage can be taken separately or together for the extra night.
- **40 foldable wooden benches:** (4 person per bench) for **£220**.





## Food

Rossie Byre has a spacious catering kitchen easily accessible to all the rooms of the byre including the outdoor courtyard.

Whilst we have a list of caterers that we can recommend, our preferred caterer at Rossie is Breaking Bread. They not only offer a high quality, varied menu that is in line with any budget but are also able to offer synergies on the day regarding glassware, staff and overall service as they run our bar too.

## Drink

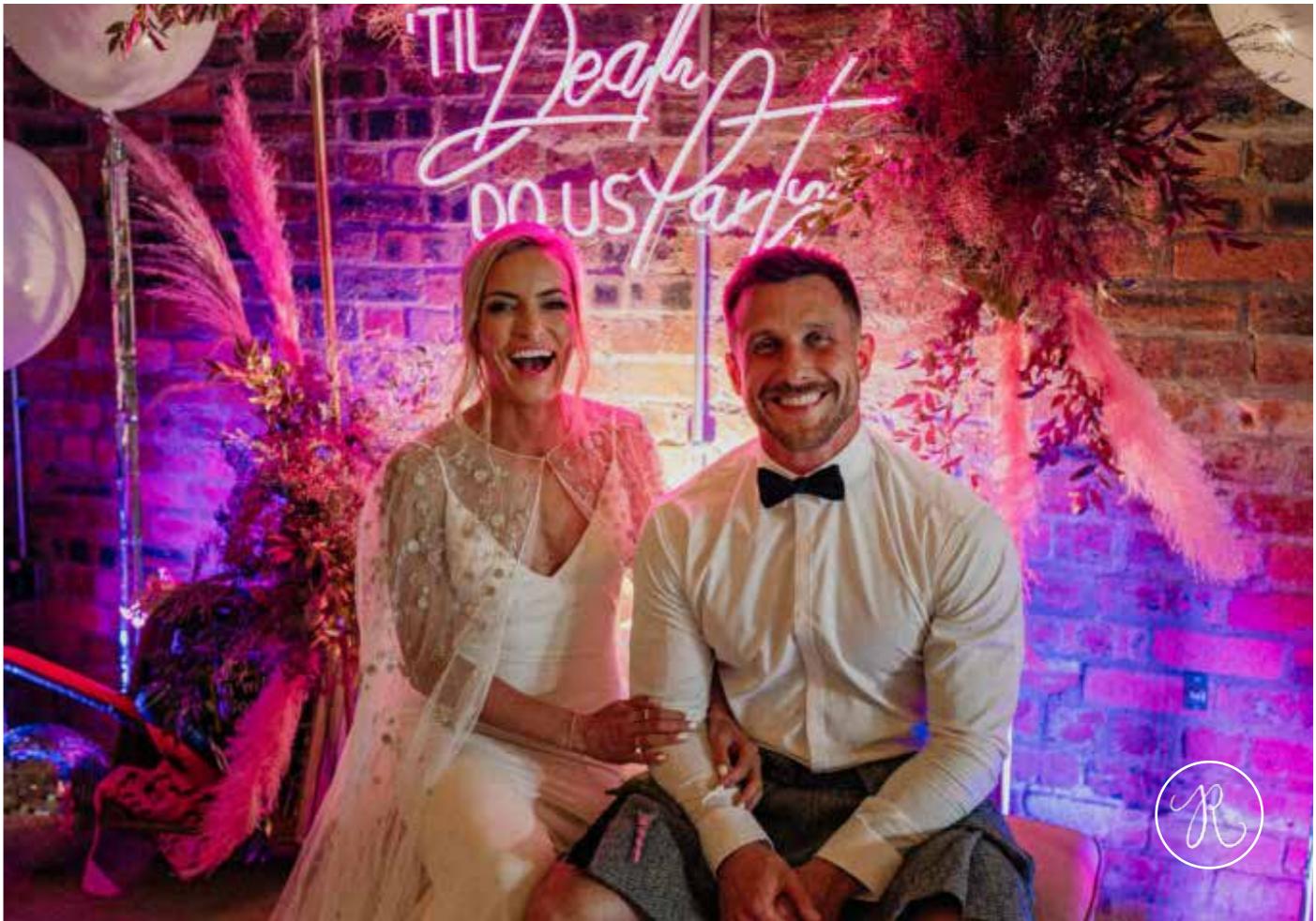
Everyone has their own preferred tipple so you can supply your own wine and fizz during your reception and dinner. A corkage fee (2024/£8 per head, 2025 & 2026/£9 per head) will apply for the use of all glassware, storage, chilling and serving of drinks on the day by our friendly and enthusiastic bar team - Breaking Bread.

After supper our fully stocked bar will be open for your late night celebrations! Once your booking is confirmed the Breaking Bread team will liaise with you to create your own drinks menu so that your wedding night continues at a high tempo! Payment options can also be discussed well in advance so your day will be stress free. Cash or card payments can be made at the bar.

## Church

If you wish to hold your ceremony in Church rather than in our gardens or byre, we are lucky to have Forgandenny Parish Church within 5 minutes walk from Rossie on the Earn. We would be delighted to put you in touch with the Church so you can check availability and make arrangements.







## Places To Stay

All our accommodation at Rossie has undergone a recent upgrade. We have five beautiful places to stay sleeping up to 20 people in total. When booking a wedding, we kindly ask that you book accommodation at the same time which comes with an additional cost (See Accommodation Prices).

## Our Cottages

**APPLE COTTAGE** - Sleeps 2

**THE FARMHOUSE** - Sleeps 8

**TOLL COTTAGE** - Sleeps 2

**SOUTH LODGE** - Sleeps 4

**FARMHALL COTTAGE** - Sleeps 4

All our cottages have fully kitted out kitchens for any pre-wedding entertaining you may wish to do. However, for those wishing to spend precious time with their nearest and dearest without getting stuck in the kitchen, Breaking Bread would be delighted to provide catering for you and your guests the night before your wedding, or how about breakfast baskets for all the cottages on the morning of your special day?





## Apple Cottage

SLEEPS 2

Apple Cottage enjoys a tranquil position nestled close to Rossie gardens with its own private courtyard garden. This romantic cottage is beautifully decorated and has a fresh and light open plan kitchen with a large farmhouse dining table. With its generous double bedroom and luxurious bathroom with a roll-top bath plus cosy sitting room, Apple Cottage is the most charming bridal or wedding night suite. An idyllic hideaway to relax and unwind after your special wedding day in perfectly peaceful surroundings.

### COTTAGE DETAILS

- 1 x Double bedroom
- Bathroom with bath and separate shower
- Sitting room
- Open plan kitchen/dining room
- Private intimate courtyard with outdoor seating
- Linen and towels provided
- Luxury eco toiletries
- Wifi and Smart TV
- Parking for 1 car

## The Farmhouse

SLEEPS 8

Conveniently located just next door to the byre, the farmhouse is perfect for the bridal party to get together before the big day! With a spacious master bedroom and en suite bathroom, one double bedroom and two twin rooms, there's plenty of space for your close family and friends to stay altogether.

The farmhouse boasts a spacious open plan kitchen with dining space for 8 with a wonderfully warming aga and a cosy sitting room with an open fire. If you are getting married in the summer months you can all enjoy alfresco drinks and fire-pit barbeques in the peaceful secluded garden. With its large downstairs utility/boot room there's ample space for your outdoor clobber for those making the most of the convenient location by extending your stay to explore stunning Perthshire.

### FARMHOUSE DETAILS

- 1 x Master bedroom
- 1 x Double room
- 2 x Twin rooms
- 1 x Family bathroom
- 1 x Shower room
- Sitting room with open fire
- Large utility room
- Downstairs loo
- Large private garden
- Parking for 4 cars
- Linen and towels provided
- Cot/highchair
- Table tennis table
- Luxury eco toiletries
- Wifi and Smart TV
- Table tennis table





## Toll Cottage

SLEEPS 2

Toll Cottage is just a stone's throw away from Rossie byre with a quaint private garden and views across the Earn Valley. This charming and beautifully presented cottage has a double bedroom downstairs and open loft room that could be used as a single bedroom for a friend or child. The intimate sitting room with an open fire is the heart of the cottage just next door to the open plan kitchen/dining room.

### COTTAGE DETAILS

- 1 x Double room
- 1 x Bathroom with bath/shower
- 1 x Open loft room - could be used as a single bedroom
- Kitchen
- Sitting room
- Small private garden
- Linen and towels provided
- Cot/highchair
- Luxury eco toiletries
- Wifi and Smart TV
- Parking for 2 cars



## South Lodge

SLEEPS 4

Conveniently located at the gateway to Rossie, South Lodge is ideal for anyone who would benefit from staying in a cottage all on one level. There is one double bedroom, a twin room, a sociable open plan kitchen/dining room and living room.

A private garden with outdoor seating is also available to the rear along with off road parking. Whatever the season or occasion it's the perfect base from which to discover all that Perthshire has to offer.

### COTTAGE DETAILS

- 1 x Double rooms
- 1 x Twin room
- 1 x Bathroom with bath/shower
- Open plan kitchen/dining
- Sitting room
- Utility room
- Private garden with outdoor seating
- Linen and towels provided
- Cot/highchair
- Wifi and Smart TV
- Parking for 2 cars





# Farmhall Cottage

SLEEPS 4

Located adjacent to Toll Cottage, within 5 minutes' walk from Rossie Byre, Farmhall Cottage was a new addition to the venue in 2024. This cottage, which is over one level, has recently undergone a stylish renovation with a large open plan kitchen, a cosy sitting room with log burner, a double room and a twin room. There is a private garden with outdoor seating as well as off road parking for two cars.

## COTTAGE DETAILS

- 1 x Double bedroom
- 1 x Twin bedroom
- Bathroom with walk in shower
- Open plan kitchen/dining room
- Sitting room with log burner
- Private garden & outdoor seating
- 2 x Car parking spaces
- Linen and towels provided
- Wifi and smart TV
- Cot/highchair on request



# Contact Us

To experience our stunning new venue in person, understand more about what is on offer or book your dream wedding at Rossie on the Earn get in touch by emailing [hello@rossie.info](mailto:hello@rossie.info)

Rossie on the Earn  
Farmhall Farm  
Forgandenny  
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*Rossie House is a private family home so please book an appointment if you would like to visit.*

December 2024



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[www.rossie.info](http://www.rossie.info)