
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 15 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.

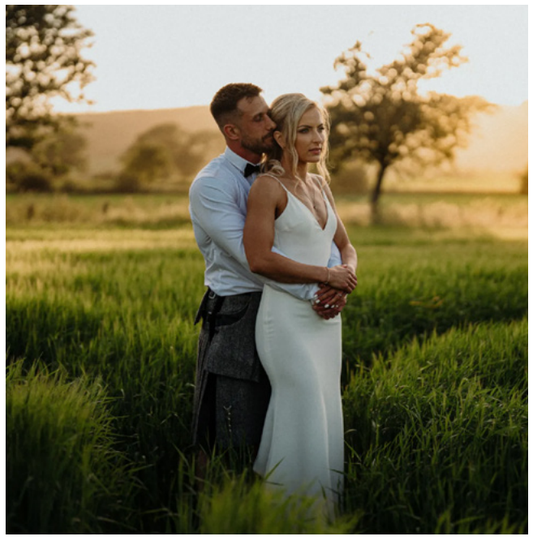
Nestled in the Earn Valley, Rossie is a 250 acre arable farm with the meandering River Earn at its base. This venue is easily accessible yet retains the absolute charm of a secluded rural location.

Within an hour of Edinburgh, Glasgow, Highlands & St Andrews


THE RIVER EARN
N
W
E
S
PARKING
ROSSIE BYRE
THE FARMHOUSE
STATION ROAD
FARMHALL COTTAGE
TOLL COTTAGE
STATION ROAD
ROSSIE on the Earn
BACK DRIVE
PARKING
APPLE COTTAGE
THE DOOCOT
ROSSIE HOUSE - PRIVATE
POND
SUMMER HUT
WALLED GARDEN
SUNKEN GARDEN
FRONT DRIVE
SOUTH LODGE
STATION ROAD
FORGANDENNY PARISH CHURCH
BRIDGE OF EARN & M90
3.5 miles
B935
FORTEVIOT & A9
3.5 MILES
LB













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 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!

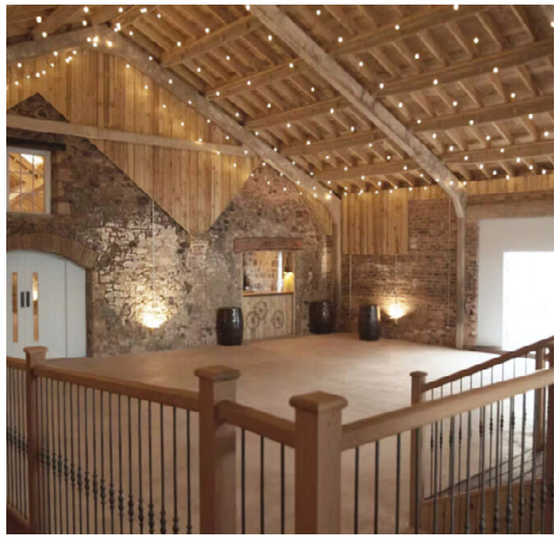


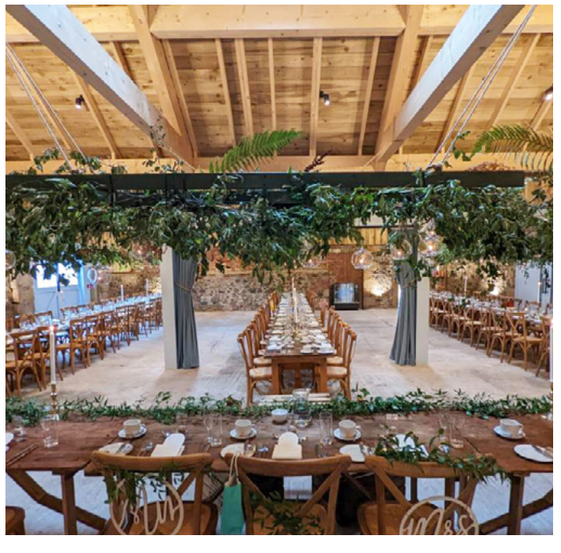




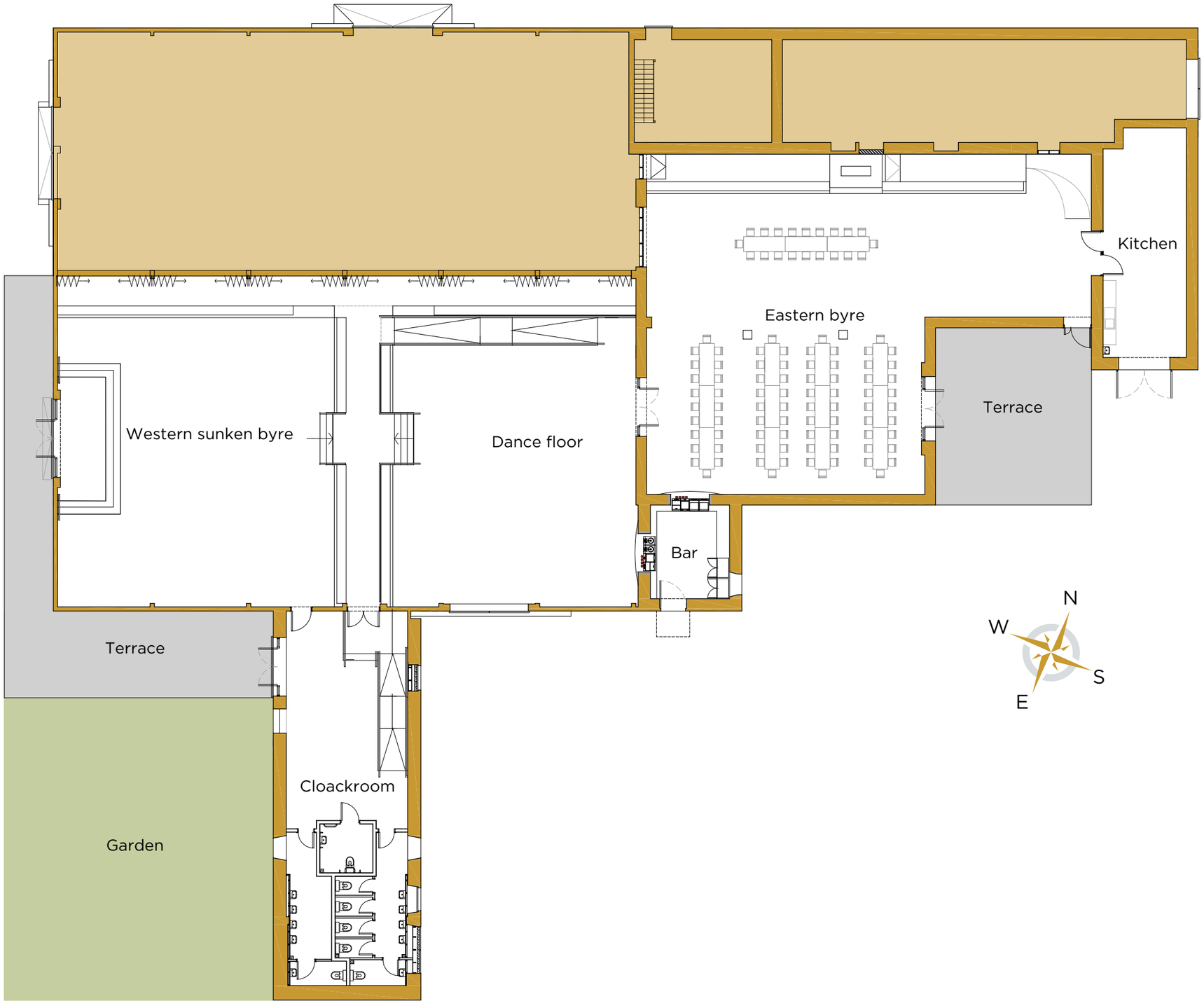








Rossie Byre



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.

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 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 relax outside around the fire pit, just head through the double doors to the courtyard with romantic festoon lighting.



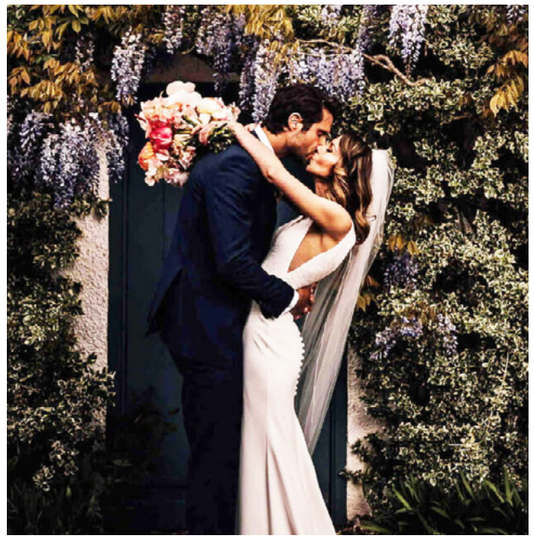
Rossie Garden Weddings













The most exquisite setting

Within 2 minutes drive of Rossie byre is our stunning 15 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 beautifully 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 - 9pm

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

	2027	2028	2029
Peak Weddings (April - October)	£7,500 +VAT	£7,750 + VAT	£7,750 + VAT
Non Peak Wedding (November - March)	£4,250 + VAT	£4,250 + VAT	£4,500 + VAT
Midweek Weddings	Please apply a 20% discount on the above prices		

- From 2027, we are offering a new **Rossie One Day Celebration Package** which gives couples more flexibility during the Off Peak Season. Please contact **hello@rossie.info** for more information.

Accommodation Prices

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

2027	£2,415 + VAT
2028	£2,415 + VAT
2029	£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 - there are no hidden costs!

- 30 rustic **trestle tables** (6ft x 3ft)
- 160 **light oak crossback chairs** for ceremony/dining
- **10 handmade Rossie benches**
- 2 sets of **rattan furniture** (seats 4 per set)
- **3 large whisky barrels**
- **Heating & power**
- **Ambient, dimmable lighting throughout**
- **PA system with microphone**
- **A rustic bar** made from Rossie wood together with bar facilities
- Ladies, gents & accessible **cloakrooms**
- Sonos music **speakers** in every room including 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
- **Cleaning** after your event

And then you could add

Rossie Byre

- **Supper on Set-Up Day:** A relaxed and informal way to begin your celebrations, the middle byre may be used on your set-up day for a casual supper until 9pm. Think fuss-free, crowd-pleasing food such as pizza or a laid-back BBQ - ideal for those staying on site, so there's no need to organise evening food elsewhere! Catering can be provided (prices and menu to be agreed). Guests are welcome to bring their own drinks. Food and drinks will be cleared by the onsite team, but no additional cleaning will be provided by Rossie. Cost for hire **£300 + VAT**.
- **Extended hire:** 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** which includes cleaning of required areas.

Rossie Gardens

- **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.

Accommodation

- **Extended Stay:** Why not arrive a night before everybody else and have a pre-wedding family get-together, or perhaps a day trip with your wedding entourage just down the road at Gleneagles, a 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.















Food

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

Whilst we have a list of caterers that we can recommend, we suggest you consider Breaking Bread as they cater regularly at Rossie and come highly recommended.

Drink

Everyone has their own preferred tipples so you can supply your own wine and fizz during your reception and dinner. A corkage fee (2027/2028 @ £9pp, 2029 @£10pp) will apply for the use of all glassware, storage, chilling and serving of drinks on the day by our friendly and enthusiastic Rossie Bar team.

After dinner our fully stocked bar will be open for your late night celebrations! Once your booking is confirmed the Rossie Bar 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.






'TIL Death
DO US Part



Stay

Places to Stay

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, we can provide some catering options for you and your guests the night before your wedding or morning after. Please enquire.

















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 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 Jack & Jill bathroom, along with a 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 a large downstairs utility room for your outdoor clobber and games room with a table tennis table, there is ample space available.

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











Toll Cottage

SLEEPS 2

Toll Cottage is just a short walk 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 walk in shower
- 1 x Open loft room - could be used as a single bedroom
- Open plan kitchen
- Sitting room with open fire
- 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 entrance 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.

There is a private garden with outdoor seating as well as off road parking for two cars.

COTTAGE DETAILS

- 1 x Double room
- 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 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**

Rossie on the Earn
Farmhall Farm
Forgandenny
Perthshire
PH2 9HR

Rossie House is a private family home so please book an appointment if you would like to visit.

October 2026




Rossie
on the Earn
www.rossie.info