



ROCK SPRING MOUNTAIN
FARM
RUSTIC WEDDING & EVENT VENUE

FABER, VIRGINIA





TABLE OF CONTENTS

- 1 ABOUT US
- 2 CEREMONY SITES
- 3 UNIQUE SPACES / LODGING
- 6 OFFSITE ACCOMODATIONS
- 7 **WEDDING PACKAGES & PRICING**
- 10 FREQUENTLY ASKED QUESTIONS
- 11 TESTIMONIALS
- 12 CONTACT US





ABOUT US

WELCOME TO THE FARM

The history of Rock Spring Mountain Farm is a true love story. We always imagined a storybook wedding with our closest family and friends in attendance. While searching for our forever home, we visited beautiful Nelson County and found exactly what we were looking for. With a vision of our future wedding, raising our family and enjoying countless celebrations with loved ones, we started building our dreams on this vast, breathtaking property. Now we wish to share the fruits of our labor with you!

Randy & Halie

LET'S GET STARTED!



Mountain View

CEREMONY SITES



Mountain View



The Pavilion



The Barn



THE BARN

UP TO 200 GUESTS

Our event barn combines modern comforts with timeless rustic charm to create an inviting and elegant setting for your special day. A cozy coffee bar welcomes your guests, while a fully equipped catering kitchen ensures effortless service. Downstairs, the groom's room offers a relaxed space to unwind and prepare, and upstairs, the bride's suite provides a serene, light-filled retreat for getting ready in style.

THE PARKER HOUSE

SLEEPS 12 / UP TO 50 GUESTS

The Parker House at Rock Spring Mountain Farm offers warm, spacious accommodations for up to 12 overnight guests. With five inviting bedrooms, a private loft with a queen sleeper sofa, and additional flexible sleeping options, it's perfect for hosting close family and friends. Multiple indoor and outdoor gathering spaces create a relaxed setting for connection and celebration—and with room for up to 50 guests, it's ideal for an intimate reception.





THE COOPER HOUSE

SLEEPS 16 / UP TO 80 GUESTS

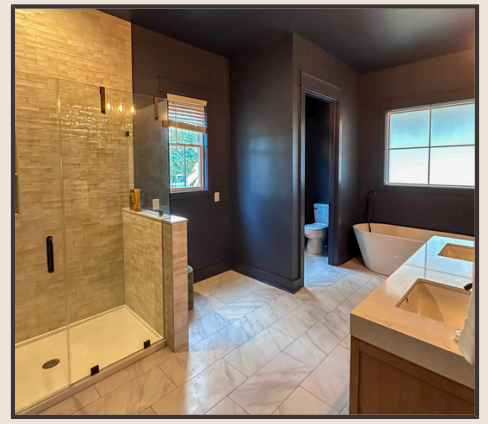
The Cooper House at Rock Spring Mountain Farm offers refined comfort and generous space for up to 16 overnight guests. With seven well-appointed bedrooms and a wealth of amenities, it's designed for both relaxation and celebration. A wraparound porch, stunning pool, and expansive multi-level deck create the perfect backdrop for gathering with loved ones. Ideal for larger events, the Cooper House can host receptions of up to 80 guests.

ROCK SPRING LODGE

SLEEPS 20 / UP TO 80 GUESTS

Rock Spring Lodge is a spacious seven-bedroom, six-and-a-half-bath mountain retreat designed to welcome 20+ guests in comfort and style. With panoramic views, a private pool and spillover spa, and expansive indoor-outdoor living spaces, it's a perfect setting for gathering with family and friends. The Lodge also offers an ideal location for intimate weddings, with a handcrafted arbor and stunning mountain backed ceremony site . Receptions of up to 80 guests can be hosted with ease, making it a destination for both relaxation and celebration.





HALF MOON FARMHOUSE

SLEEPS 14

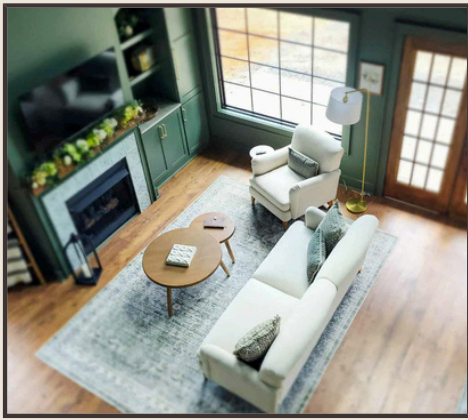
Our newest mountain home offers inviting accommodations for up to 14 guests, featuring six bedrooms, four full baths, and two half baths. Thoughtfully designed for comfort and connection, it provides plenty of space for families or groups to gather, relax, and enjoy all the charm of the farm and surrounding mountain views.

HALFMOON WEDDING & EVENT SPACE

UP TO 80 GUESTS

Featuring a large pavilion, outdoor kitchen, and large pool with spill over spa, this home has it all. Perfect for a backyard wedding, including an incredible ceremony site with jaw-dropping views. The wrap-around porch and spacious covered pavilion offer peace of mind for inclement weather, blending modern rustic charm with your dream wedding atmosphere for up to 80 guests - no tent rental needed.





APPLEBERRY COTTAGE

SLEEPS 6

Nestled on a serene 7-acre wooded lot just five minutes from Rock Spring Mountain Farm, Appleberry Cottage is an adorable home designed for comfort and style. This cozy retreat features an open-concept living room and kitchen, a spacious master suite with a private bathroom, and a loft offering two additional queen beds with a second full bath. Step outside to enjoy your private swim spa pool - perfect for relaxing under the stars. Whether you're celebrating a honeymoon, a romantic getaway, or hosting additional wedding guests, Appleberry Cottage offers the perfect blend of seclusion, luxury, and charm for up to six guests. Not suitable for hosting events or receptions.

FORTUNE'S COVE CABIN

SLEEPS 12

Tucked into the hillside with sweeping views of Mountain Cove Winery, Fortune's Cove Cabin offers a peaceful retreat for up to 12 guests. This four-bedroom, two-full bath mountain home is ideal for those seeking privacy and natural beauty, with direct access to over 800 acres of scenic hiking trails. Not suitable for hosting events or receptions.



BARN WEDDING

CEREMONY & RECEPTION
UP TO 200 GUESTS



WHAT'S INCLUDED:

- One Day Venue Rental from 11AM-11PM (includes early Bridal Suite access at 8AM)
- Use of the Barn, Grounds, and all Ceremony Sites
- Tables & Chairs (Indoor & Outdoor Chairs)
- Decorations (arbor, barrels, etc.)
- Onsite Parking
- Espresso Bar (*additional fee*)
- Lodging options detailed not included in Barn rental fees

PRICING	Mon-Thurs	Fri & Sun	Sat
OFF SEASON (Jan - Mar)	\$4,400	\$6,400	\$7,400
PEAK SEASON (Apr - Dec)	\$5,900	\$7,900	\$8,900



All prices exclude taxes and fees. Holiday rates may vary.

PRIVATE HOUSE CEREMONY & RECEPTION

WHAT'S INCLUDED:

- Use of the grounds surrounding rental house(s) and access to The Oak Tree ceremony site
- Ceremony Chairs
- 6ft Rectangle Tables
- Decorations (tree drape, barrels, barn doors, etc.)
- Outdoor Bluetooth Speaker
- Onsite Parking

PRICING:

Sun - Thurs Fri - Sat

Lodge / Parker / Cooper

Winter Season (Jan-March):	\$1,800	\$2,800
Regular Season (April-Dec):	\$2,800	\$3,500

Halfmoon w/ Pavilion

Winter Season (Jan-March):	\$2,500	\$4,000
Regular Season (April-Dec):	\$4,300	\$5,000

***Private House Ceremony & Reception requires rental of at least one of the following houses.
All rentals require a minimum 2 night stay.***

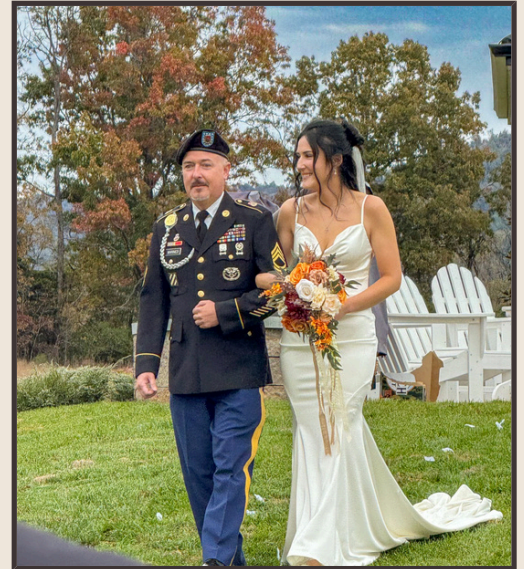
HOUSE RENTAL PRICES:

THE PARKER HOUSE

- 5 Bedrooms + Loft, 3 Bathrooms
- Up to 12 overnight guests
- Can host up to a 50 guest reception

Rate Per Night	Sun - Thurs	Fri - Sat
Winter Season	\$720	\$1,280
Regular Season	\$1000	\$1,650

All prices exclude cleaning fees, state taxes & county lodging taxes. Holiday rates may vary.



PRIVATE HOUSE CEREMONY & RECEPTION

All lodging requires a minimum 2 night stay

HOUSE RENTAL PRICES CONTINUED:

THE COOPER HOUSE

- 7 Bedrooms, 4 Bathrooms
- Up to 18 overnight guests
- Can host up to an 80 guest reception

Rate Per Night	Sun - Thurs	Fri - Sat
Winter Season	\$880	\$1,440
Regular Season	\$1,300	\$2,000

ROCK SPRING LODGE

- 7 Bedrooms, + Loft, 6.5 Bathrooms
- Up to 22 overnight guests
- Can host up to an 80 guest reception

Rate Per Night	Sun - Thurs	Fri - Sat
Winter Season	\$1200	\$1,850
Regular Season	\$1,500	\$2,400

HALF MOON CABIN

- 6 Bedrooms + Loft, 4 Bathrooms + 2 ½ baths
- Up to 14 overnight guests
- Can host up to an 80 guest reception

Rate Per Night	Sun - Thurs	Fri - Sat
Winter Season	\$820	\$1,380
Regular Season	\$1,200	\$1850

All prices exclude cleaning fees, state taxes & county lodging taxes. Holiday rates may vary.





FAQS

DO YOU REQUIRE A WEDDING PLANNER OR COORDINATOR?

Yes, for barn weddings only. To ensure smooth communication as well as an organized and memorable event, we do require the use of an event planner or day of coordinator. Although we may have staff on-site during your event, our staff is responsible for managing the venue and do not act as event planners or coordinators unless you purchase those services separately. You will find recommended planners/coordinators on our [vendors list](#).

WILL THERE BE ANY OTHER EVENTS ON-SITE THE SAME DAY?

If you rent our entire 325 acre property, there will be no other events held on the property on the same day as your event. However, if you opt to not rent one or more onsite houses, there may be other guests staying in those houses and those guests may host their own event on the same day as your event. Every building on our property is private and secluded.

WHAT ARE YOUR CATERING & COORDINATOR REQUIREMENTS?

Barn Weddings Only. We've curated an amazing list of preferred vendors. If you choose a caterer or coordinator not on our list, they must be approved by our team before signing. Additional fees apply to off-list vendors due to additional meetings. This is designed to protect you. All vendors must be properly licensed and insured. Here's our preferred vendors ([Vendors list](#)).

CAN WE USE THE BARN FOR OUR REHEARSAL?

Yes, but access to the barn and/or property is subject to availability. Please verify availability before scheduling your rehearsal.

WHAT TYPES OF DECORATIONS ARE ALLOWED?

Flowers, drapes and specialty lighting are allowed. You are permitted to have candles with approved and enclosed containers (no open flames). We do not allow nailing, stapling, taping, or anything to be applied that may cause damage to the walls, mantles, columns, trees, etc. No glitter please.

TESTIMONIALS



THE BARN AND THE COOPER HOUSE WERE ABSOLUTELY AMAZING. THE QUALITY OF BOTH ARE INCREDIBLE AND ABSOLUTELY BREATHTAKING. RANDY AND HALLIE ARE SO NICE AND EASY TO WORK WITH. JUST LOVELY PEOPLE WHO WENT ABOVE AND BEYOND TO MAKE OUR WEDDING SPECIAL. WE DEFINITELY MADE GREAT MEMORIES AND WILL DEFINITELY CONSIDER BOTH THE BARN AND THE RENTAL HOUSES FOR FUTURE EVENTS.



LOVED THE HOUSES ON THE PROPERTY! IT WAS EASY TO HAVE GUESTS & FAMILY STAY CLOSE BY!

LOVED THE HONEYMOON SUITE!! DIDN'T HAVE TO WORRY ABOUT LEAVING SUPER LATE AT NIGHT!

EVERYTHING WAS PERFECT! I CAN'T STOP TALKING ABOUT HOW BEAUTIFUL THIS VENUE IS!



EVERYTHING WAS WONDERFUL! RANDY WAS SO EASY TO COMMUNICATE WITH, AND HELPED US WITH EVERY REQUEST. THE GUESTS LOVED THE POOL AND WE HAD A WONDERFUL TIME PLAYING LAWN GAMES. THE TREE WAS PERFECT FOR THE CEREMONY. ALL AROUND SPECTACULAR.

GET IN TOUCH!



CALL/TEXT

(434) 443-7049



EMAIL

HALIE@ROCKSPRINGMOUNTAIN.COM



WEB

WWW.ROCKSPRINGMOUNTAIN.COM



FACEBOOK

ROCK SPRING MOUNTAIN FARM



INSTAGRAM

@ROCKSPRINGMOUNTAINFARM

