



Manor House Estate

We are delighted you have expressed an interest in hosting your special day at the Manor House Estate. Please use this packet as a guide to your event in the beautiful Finger Lakes. We look forward to the opportunity of customizing an unforgettable experience with you. Why rent a venue when you can rent a private estate!

9180 County Route 76
Hammondsport, NY 14840
Phone: (607) 280-6044
www.manorhousekeuka.com
info@manorhousekeuka.com
facebook.com/manorhousekeukalake





Manor House Estate

Lakeview Lodging for 16 people



The Manor House is a 5,000+ sf home with a large common foyer area, beautiful kitchen, wood-burning fireplace, wrap around interior balcony, a large deck overlooking the lake and much more, including:

- A kitchen with all the bells and whistles
- Large basement that includes a bar and game room
- Access to 10+/- scenic acres
- Air Conditioning
- Lots of parking
- 60'x12' lake view deck (720sf)
- Washer/Dryer
- Dishwasher
- Satellite TV, DVD
- BBQ Grill- Propane





Manor House Estate

5 Bedrooms

4 Full Baths





Manor House Estate

Game Room

Dart Board
Bar (dry)
Shuffle Board



Poker Table
Foosball Table





Manor House Estate

Lakeview Ceremony and Reception Site



Site includes unobstructed lake-view, electric supply and parking for all guests.

The level, grass ceremony/reception area is 160'x50', enabling a wide variety of layout options.



Manor House Estate

Lakeview Ceremony and Reception Site



Ceremonies may begin any time you wish.
Receptions end by 10pm.
150 person maximum

An additional ceremony set-up option is in the house lawn with the Manor House as a foreground and the lake as a background.



Manor House Estate

The Manor House Estate is a pet-friendly facility.
Your four legged friend can be a part of your special day!





Manor House Estate

Manor House Estate is the ideal location for capturing all of those priceless moments on your wedding day.





Manor House Estate

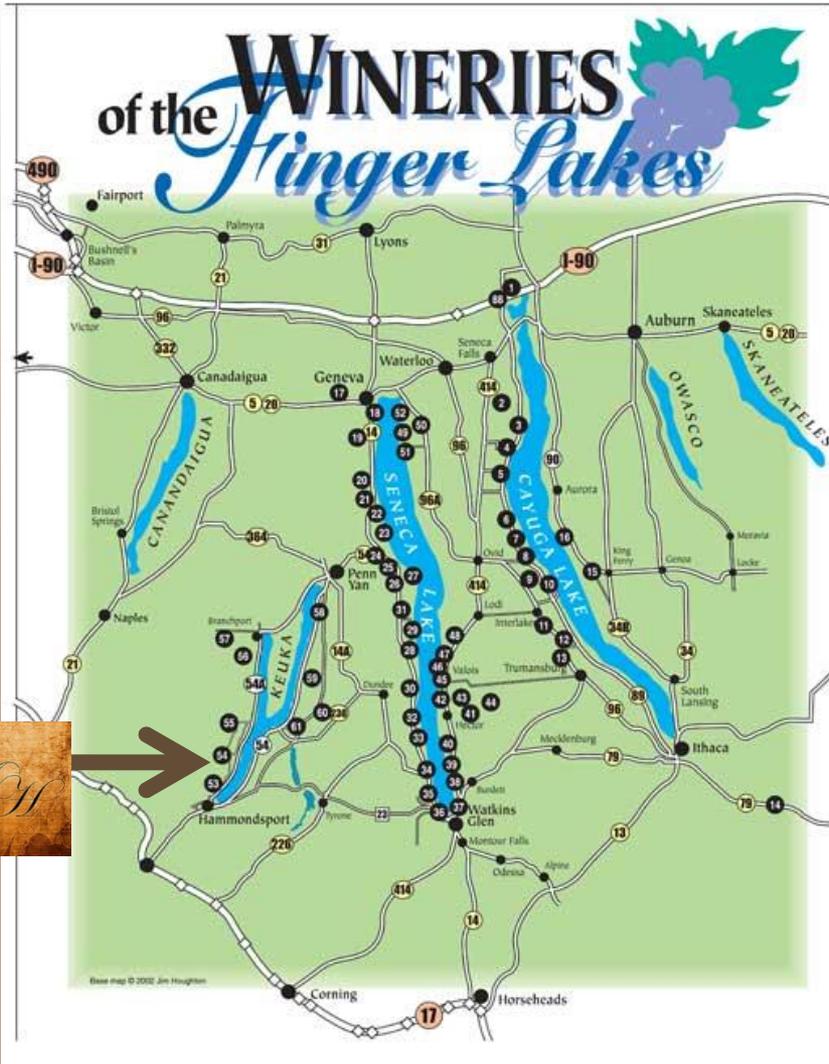
Area Accolades

NEW YORK STATE NAMED 'WINE REGION OF THE YEAR' BY WINE ENTHUSIAST MAGAZINE!!!
SELECTED OVER SUCH REGIONS AS CHAMPAGNE, FRANCE; CHIANTI, ITALY; RED
MOUNTAIN, WA; SONOMA, CA!

- The Village of Hammondsport, 2.5 miles from the Manor House, was voted the 'Coolest Small Town in America' by Budget Travel Magazine.
- Heron Hill Winery, located virtually next door to the Manor House, was voted "One of the World's Most Spectacular Tasting Rooms" by Travel & Leisure Magazine.
- Dr. Frank Winery, only 2.5 miles from the Manor House, is New York's Most Award-winning Winery since 1962.
- Bully Hill Vineyards, 2 miles from the Manor House, offers over 40 different selections of wine and now produces over 200,000 cases of wine each year...the second largest production of wine in New York State. They feature a highly regarded restaurant, wine shop and two gift shops.
- Named one of the Top 15 Scenic Drives in the World by British Airways, Route 54A (west lake road of Keuka Lake, accessible 2 miles from the Manor House) has long been a favorite scenic route in Steuben County.
- #4 on 'Top 10 Wine Destinations Around the World' according to Huffington Post November 2013.
- An article on Jaunted.com stated "New York State's Keuka Lake May Have the Country's Best Lake Culture".
- #8 on '17 Amazing and Unexpected Honeymoon Destinations' according to Buzzfeed.
- One of the top '10 Best Wine Travel Destinations 2015' by Wine Enthusiast Magazine.
- #1 on 'America's Best US Wine Regions to Visit, Ranked by Sommeliers'.



Manor House Estate



Manor House Estate is within 2.5 miles of five fantastic wineries, 4 miles of four top notch breweries, a short distance to roughly 100 other Finger Lakes wineries and 4 miles from some of the best on-the-water dining in the area.

The Finger Lakes Region is the home of:

- More than 135 museums
- More than 80 art galleries
- 400+ registered historic sites & landmarks
- 14 professional theatre companies
- 1,063 waterfalls
- 20 tour boats
- 650 miles of shoreline
- More than 50 farmers markets
- Fairs & festivals every week
- 26 state parks
- More than 128 species of fish
- More than 2,000 miles of hiking/biking trails
- 95 public campgrounds
- 40 nature centers
- More than two dozen fishing derbies
- 160 golf courses



Manor House Estate

2021 Price Sheet

When reserving the Manor House Estate, you receive the following:

- Use of 5,000sf Manor House Estate home before event for wedding party
- 3 nights Lodging for 16 guests at the gorgeous Manor House
- Ability to customize your experience by choosing your own caterer, tent company, linens, etc. (note, the Manor House provides the bar along with either appetizers or desserts)
- Reception at beautiful, unparalleled outdoor, lake-view location (measures 160'x50')
- Power supply and power usage for event
- Illuminated outside path to/from ceremony and reception site
- Plentiful parking for all event and lodging guests
- 2 Wine barrels for décor
- White arbor for use during ceremony
- Outdoor fire pit & Adirondack chairs
- Free Entrees for Bride & Groom at Rehearsal Dinner*
- Free meals for Bride & Groom at Brunch*
- Free meals and drinks for Bride & Groom during Reception
- Welcome gift

*If by Waterfront Restaurant (inquire within)

Not Included: Portable restroom rental, tent, tables, chairs, dance floor, etc. Upon request, we can provide you the contact information for an excellent wedding coordinator that can assist with the pricing, booking, etc. of these items and more.



Manor House Estate

2021 Price Sheet

EVENT/LODGING FEE:

\$7,500 total

\$2,500 to reserve

\$2,500 due within 6 months of event

Balance + \$500 refundable deposit due within 3 months of event.

If you choose, lodging guests can be invoiced directly by the Manor House Estate at any desired amounts per person/couple.

Additional nights may be added to the original 3 nights for \$750/night

No additional taxes required.

BAR COSTS:

Bar Sheet available upon request

FOOD COSTS:

You are able to choose any caterer you wish (caterer required)

NOTE: Discounts are offered for Weddings with fewer than 50 total guests



Manor House Estate

Kerry L...

Planning a wedding can be an extremely overwhelming and daunting experience. Exciting, of course, but still... where to begin? One of the biggest challenges was picking just the right venue. We knew we wanted something spectacular... a combination of beautiful, comfortable, unique, and the perfect setting for our special day, that we hoped our guests would remember forever. There were so many places, but they all seemed "typical." We didn't want just another boring country club wedding, or God forbid a banquet hall. We really wanted something outdoors, but where?! It was by pure chance that we stumbled across the Manor House Estate while scouring the internet. We had visited several other locations and nothing felt right, they were all just "ok." We took a break from the venue search and went online to look for lake houses on Keuka Lake for a post wedding honeymoon get away, and there it popped up... the most perfect wedding venue we could have ever imagined! The Manor House Estate... How had I not have heard of this before? How had my friends not? I guess it is because we live just far enough away, but oh my goodness, this place was all we were looking for and more. Once we arrived in person, we were certainly not disappointed. The views are breathtaking, the house is beautiful, and it was truly just perfect. Our guests are STILL talking about how gorgeous it was and how lucky we were to find it! This venue made our entire wedding. On top of all of that, Art was incredible to work with. Kind, understanding, flexible, and of course, accommodating. We enjoyed this venue so much, that only one month after our wedding, we are already booking it again for our one year Anniversary celebration. If you are planning your wedding, do yourself a favor and check out the Manor House! It is just lovely. - Kerry, Rochester, NY

Thank you for your consideration of the
Manor House Estate as your wedding/event venue.
Please call or email any time with questions.

Sincerely,
The Manor House Team!
(607) 280-6044
info@manorhousekeuka.com

FREQUENTLY ASKED QUESTIONS

What is the lodging check-in procedure?

You will receive a 4 digit code the day of your arrival via text or email. No key is needed.

What is the lodging check-out procedure?

Upon your arrival, you will find a check-out list on the kitchen island. This will explain the common and typical process.

Refuse disposal

Receptacles are provided for events. Caterer/Client must empty these receptacles into dumpster following the event (same night).

Are linens provided for the home?

Yes, all sheets, pillowcases, blankets, body towels, hand towels and washcloths are provided.

Are paper products provided for the home?

The kitchen and baths all have starter rolls. Guests will need to bring additional paper products.

Are pets allowed?

We at the Manor House Estate are big fans of pets. The pet policy, however, is stated as 'inquire within'.

Can we stay longer than 3 nights?

Of course! We encourage longer stays and provide a significant discount for additional nights.

Can we have just a ceremony and reception without lodging?

The entire property, including the home, is rented to one group at a time to include lodging.

Are we allowed more than 16 overnight guests?

Only all guests over this number are 2 years old and under.

Are event guests allowed use of the home?

Up to 16 lodging guests are allowed within the home. All event guests must remain in the event area of the property.

Can we arrive early to set up tent/grounds?

We always allow this when possible. Inquire within.

Is smoking allowed?

Not in the home. Smoking is allowed on the grounds, but disposal of all cigarettes, cigars, etc. must be made in a separate containers.

Are fireworks allowed?

Fireworks, Chinese Lanterns, etc.: Absolutely forbidden. Damage Deposit will not be refunded if these occur

What time can events begin and end?

Events can begin any time after 10am and must be limited to 6 hours. All events must end by 10:00 PM to comply with local noise ordinances. All guests not registered to stay in the Manor House must vacate the property by 10:30 PM.

Are campers allowed?

Unfortunately, no campers are allowed.

What is the cancellation policy?

Full refund if we replace your reserved event for the same rate and dates. If cancellation occurs and the property is not re-rented for the same price or greater for the same time period, there will be NO REFUND.

Can we serve our own alcohol?

Per the NYS Liquor Authority, all alcohol must be served with proper licensing. We can handle this for you.

Do we need a tent?

It is highly recommended but certainly not required.

VENDOR LIST

Below is a list of tent vendors often used for Manor House Estate weddings.
These vendors also provide tables, tents, chairs, dance floors and more!

Tailored Events: Party & Tent Rental

4031 State Route 5 and 20
Canandaigua, NY 14424
(585) 394-3290
www.tailoredeventsinc.com

Pinnacle Rental Centers

7412 New York Route 54
Bath, NY 14810
(607) 776-1776
www.pinnaclerentalcenters.com

Partyman Catering and Rentals

1515 West Henrietta Road
Avon, NY 14414
(585) 438-4321
www.partymancatering.com

Nolan's Rental Inc.

80 Sovran Drive
Webster, NY 14580
(585) 787-2555
www.nolansrental.com



Manor House Estate

2021 COCKTAIL SERVICE

PACKAGE BARS

(priced per person)

HOUSE BRANDS

Two Hours...\$20.00
Three Hours...\$24.00
Four Hours...\$28.00
Five Hours...\$32.00

PREMIUM BRANDS

Two Hours...\$22.00
Three Hours...\$26.00
Four Hours...\$30.00
Five Hours...\$42.00

TOP SHELF BRANDS

Two Hours...\$24.00
Three Hours...\$30.00
Four Hours...\$34.00
Five Hours...\$38.00

CASH BARS*

*Host or Guests
pay for drinks*

House Cocktails...\$6.00
Premium Cocktails...\$7.00
Top Shelf...\$8.00
Wine...\$7.00-\$11.00+
Domestic Beer...\$5.00
Imported Beer...\$6.00
Cordials...\$8.00
Soda & Juices...\$2.00
Bottled Water...\$2.00

SPECIALTIES

(Per Punch Bowl)
Fruit Punch (NA)... \$20.00
Bloody Mary... \$48.00
Mimosa... \$46.00
Sangria...\$44.00
Other...inquire

WINE AND BEER BAR

*Wine, imported and
domestic beer, soda*

Two Hours...\$18.00
Three Hours...\$22.00
Four Hours...\$26.00
Five Hours...\$30.00

*+\$2 to include
premium draft beer*

TOASTS

*Champagne...
\$4/Glass*



Appetizers or desserts must be purchased with any cocktail service per NYS~ inquire within

Services include cups, straws, ice, bar napkins, garnishes, bar staff

** Must accompany a minimum two hour package bar*

All beverage is subject to applicable NYS Sales Tax and a
20% advance Banquet Service Gratuity to include cash bar estimates