

THE GREAT BARN



WELCOME: The Board of Directors of The Great Barn at Berlin Farms is delighted to welcome your inquiry. The following information is provided to describe the history of this agricultural landmark, to help you in planning your celebration & to determine the eligibility of the event.

MISSION: Berlin Farms is an historic quintessential New England farmstead, built over 5 generations by one family. She will be 300 years old in just 5 years! We specialize in the care & breeding of endangered barnyard animals. These heritage breeds, some indigenous & some brought to North American by the early settlers, are now struggling due to the commercialization of farming & overall reduction in the number of farming households. Berlin Farms is working to conserve historic breeds & genetic diversity in livestock, helping to bring breeds off the endangered list to the recovering list through grass-roots efforts.

VISION: To provide you & your guests with a spectacular celebration full of fond memories that last a lifetime. The members of the farm over generations have led by service, sacrifice, generosity & humble hard work with a love of farm & family intertwined. We hope that you will reconnect with your roots here & support the preservation of farmland, barn structures & heritage breeds.

HERE'S TO A LIFETIME OF LOVE!

WARM WISHES FROM THE GREAT BARN

History: Most New England farms are antiques dating to the 1700s & 1800s. Today these traditional farmsteads are irreplaceable for their character, architecture & history. Berlin Farms typifies architecturally a traditional, multi-generationally built connected farmstead.

In 1731 the founding family settled the farm. They navigated the French & Indian War which directly impacted the local residents.

The 2nd generation fought in the Battle of Lexington & built their next home & bank barn when George Washington became President. It seemed that farming agreed with them as the father was recorded as the oldest man in town at 99!

The 3rd generation experienced the War of 1812 & the incorporation of the Town of Berlin. They farmed, made shoes, coopered & built an attached larger home. Five members of the family volunteered in the Civil War in 1861.

The 4th generation prospered with access to the new Boston railroad which facilitated shipping of farm products to market. The family constructed The Great Barn & Milk Barn.

The 5th generation sold the farm in 1924 to a Boston brahmin who had generously founded a school for disabled children, donated a building to Harvard & was the single largest donor of 4,000 antiques to the Peabody Essex Museum. Through his leadership the farm won master breeder awards for the Guernsey cow & was a 3-time world record holder in butterfat production. Mr. Cotting is credited with putting the grounds in conversation for perpetuity.



GREAT BARN SPACES

Your guests will know that they have arrived when they step into the **OLD BACK HOUSE** entrance. One may notice the scent of seasoned wood & long-since dark hearth fires. The intimate room is walled with rough pine boards, a dramatic reversible mural & a hand-painted antique fireplace mantle. The sideboard & foyer tables can be used to display name cards & favors, collect gifts or serve refreshments to your guests. The entrance features a coat closet uniquely decorated with historic photographs of the farm.

The quaint & refined decor of the **PEONY ROOMS** brings the outdoors inside with gilt wheat lighting, breakfast room drapes in pink peonies, chinoiserie wall coverings of birds & 18th century oil paintings of pastures, wildlife & equestrian sporting scenes. The continental & American furnishings rest atop pumpkin pine floors. The refined elegance of the Peony rooms will envelop your guests in quaint comfort as they enjoy libations & hors d'oeuvres.

The **BRIDE'S QUARTERS** are simply elegant. Comprised of the bridal suite & wainscoted bathroom with shower & amenities, you will feel at home in this sumptuous hideaway. There is a full-length mirror, antique crystal lamps, empire sconces, European furnishings & white on red toile drapes. The suite overlooks the serene orchard aflutter with birds.

The **EAST-MEETS-WEST BARN** is available to the Groom, his Best Man & Clergy for meditation & reflection. A former milk barn & cider press, it overlooks the open pastures with near floor to ceiling windows. The space has a timeless southwest country decor displaying Native American & Asian antiques with a masculine energy. The Emperor & Empress' ruyi scepter graces the room granting good fortune & wishes!

The **SUNSET FIELDS** are where dreams come true! Surrounded by paddocks, this bucolic setting can host both ceremony & large, tented receptions. This area, used for galloping horses, has all the best views of the farmstead, woods, pastures, hills & of course, the sunset!

The **GAME ROOM** is all about fun & relaxation. Dance or bring up the lights & play games.

THE GREAT BARN is the jewel of the farmstead. She is an historic American barn meticulously preserved with center drive train, upper mows, hay trolley, ladder, hand-hewn beams & queen posts. The expanse of copper-colored patina wood is lit aglow by two monumental 24-light crystal Parisian chandeliers. The barn has a rustic "Wow Factor" reimagined with a chic aesthetic. Look carefully for the architectural "marriage marks" struck into the lofty beams tying family together with love & strength.

EXPERIENCES & SUGGESTED ITINERARY

CEREMONY-ONLY MICRO-WEDDING: This Summer & Fall The Great Barn is offering a beautiful outdoor ceremony-only package. This option includes exclusive use of the grass courtyard, a staff member to greet & seat your guests, & traditional white ceremony chairs for up to 50 friends/family. The serene grass courtyard has blue sky views, elegant arbors & planters, quaint farm buildings & stone walls ideal for picture-taking. This package is customizable & an indoor option is available in case of inclement weather. Starting at \$2,000.

WEDDING RECEPTIONS: Your exclusive dream wedding begins & ends here in authentic, comfortable luxury. "Wow" your guests with the splendor of **The Great Barn** & enjoy the most amazing & romantic wedding day. Let's face it. Weddings halls & barns have become cookie-cutter. Wedding day timelines have become insanely compressed. You've planned for months. With love & happiness, you've graciously brought friends & family together (some from far away). This experience level allows you to savor the moments & spend valuable time with your guests in this 8-hour offering. The day begins with the Bride's arrival & get-ready. It continues through "first-look" & wedding party pictures. The couple & family will then have time to refresh or reflect before the guests' arrival. Hold a beautiful outdoor intimate ceremony. Enjoy a no-rush cocktail party & sumptuous dinner in **The Great Barn**. Then wind-up or down in the **Game Room** with dancing, play or relax by the firepit. Family & guests will enjoy your wedding day fully in this exquisite setting. This is a tiered multi-space experience with meticulous & caring service. Starting at \$8,800 or \$9,800 with ceremony for custom vendors/wedding selections or add-on our **Platinum Package** for convenient luxury in an all-inclusive service (\$190 pp).

EXAMPLE BUDGET: The Platinum Package includes elegant table décor or table greenery, twinkle lights, select full bar, hors d'oeuvres, 2-course dinner, DJ for ceremony & reception, glassware, plates, cutlery, table linens, custom folded napkins, gold chargers, wedding cake, water, table numbers, coffee & tea service. Total estimate for 80 guests = \$29,928 including tax/gratuity. The Platinum Package does not include a photographer, attire, hair/make-up, limo, couple's signage (welcome/seating chart), floral arrangements, bouquets/boutonnieres nor invitations. We suggest couples reserve an additional \$10K to cover these costs.

WEDDINGS OVER 80 Guests: We suggest the following itinerary for parties over 80 & up to 200 guests with ceremony & tented dinner. Enjoy an indoor/outdoor full-day experience. Start with the wedding rehearsal for your wedding party in **The Great Barn**. You can add champagne & hors d'oeuvres to this luxurious experience. On the Big Day, get-ready in the

Bride's Quarter's & Peony Rooms while groomsmen relax in the **East-Meets-West** room & have fun in the **Game Room**. Activities can be planned for them such as decorating the get-away car. Take indoor & outdoor family pictures. With your guests' arrival hold your fairytale outdoor ceremony followed by a cocktail hour on the **Grass Courtyard & Great Barn** with tented dinner (tent not included in venue fee). Conclude the festivities with a spectacular after-party for up to 80 guests in **The Great Barn**. Starting at \$11,000; \$12,500 with ceremony.

CEREMONY PACKAGE: Couples will enjoy a 2-hour day-prior rehearsal with complimentary drinks & hors d'oeuvres to kick-off the wedding weekend festivities! On the Big Day, get-ready in the **Bride's Quarters & Groom's Quarters**. Complimentary beverages & sumptuous hors d'oeuvres will be served to the wedding party. For the big event, your ceremony area will be decorated with classic white garden chairs, aisle topiaries & a romantic wedding arch. Enjoy an additional one hour of event time. This package is only available when included with receptions. Ceremony fee is \$1,000 up to 80 guests; \$1500 up to 200 guests.

SUPER POWERS: The Great Barn's 10 "super powers" are 1) gorgeous & multiple choices for a ceremony area 2) no food & beverage minimum 3) couples are not required to use our in-house caterer/ flexibility of vendor selection 4) longer wedding time 5) get-ready areas, 5) generosity of the venue package (see below), 6) wedding planning included in venue package, 7) cost transparency & strong budget management, 8) flexible access to venue leading up to the wedding, 9) pack-up service so you don't work after your wedding & importantly 10) **only one wedding a weekend!**

Complimentary Add-ons:

Wedding favors	Petal path	Marquis LOVE letters	4-legged VIP care
Screen & projector	Water service	Roll-out cake service	Emergency kit
Photo backdrop	Warm towel service	Great Barn lighting	Table numbers

CEREMONY AREAS: Did you know The Great Barn has three gorgeous ceremony areas to choose from? Select: Into the Woods (4 minute walk), Sunset Field (2 minute walk) or Grass Courtyard (adjacent to farmstead). Our ceremony package includes:

One additional event time	Pre-ceremony drinks for guests	Bride's quarters
White garden chairs	Decorated ceremony arch	Two-hour rehearsal
Topiaries	Rehearsal snacks/drinks	Groom's quarters
Get-read drinks & hors d'oeuvres for wedding party		
Covered equestrian barn off the ceremony area		

GREAT BARN WEDDING
MENU OFFERINGS FROM OUR FARMSTEAD KITCHEN

There is no food/beverage minimum

Get-Ready Bites for the Wedding Party

Items may vary & are complimentary with the purchase of the ceremony package

Fresh fruit smoothies	Avocado toast	Muesli parfait with berries
Heritage egg omelet	Belgian waffle	Selection of tea sandwiches
Bagel & lox board	Fruit plate	Vegetable feta cups
Melon & cottage cheese	Supplemental cost for caviar service	

Pre-ceremony Refreshments for Guests

Items may vary & are complimentary with the purchase of the ceremony package

Selection of gourmet iced teas, waters & lemonades

Cocktail Hour

Items may vary & are complimentary

Flight of gourmet bar snacks: lime nuts, spiced pineapple & sweet pecans

Dinner

Customize the amazing food options that suit your tastes, preferences & budget. We are vegan & kosher-friendly & would be happy to work with your requirements or rabbi.

Fun food trucks	Buffet	Traditional plated meal
Heavy food stations	BYOF	Your favorite restaurant

Dessert

Please inquire regarding pricing

Cider donut tower	Candy bar	Ice cream window for all!
Bananas foster flambee	Berry Eton mess	Cheese plate w/ local honey & jam
Grandmother's fruit crisp	Wedding cake	Bittersweet chocolate & lemon mousse
Carrot cake	Cookie platter	Cheesecake w/ badabing cherries

Late-Night Snacks

Please inquire regarding pricing

Loaded nachos	Warm pretzels	Truffled popcorn cones
Crudite board & antipasti	Chips & dip medley	Pizza
Cheeseburgers & hotdogs	Fondue crockpot	Grilled cheese & seasonal soup

GREAT BARN PRICING

	Wedding Reception	All-Inclusive Reception	Wedding Reception Tented Dining
Service Type	Custom	Platinum Package****	Custom
Venue Fee*	\$8,800	\$8,800	\$11,000
Ceremony Package*, ***	\$1,000	\$1,000	\$1,500
Platinum Package*, ****	not applicable	\$190/ per person	not applicable
Time	7 hours	7 hours	7 hours
Set-up & Close	3 hours	3 hours	3 hours
Guests**	Up to 80 guests	Up to 80 guests 70 guest minimum	Up to 200 guests
Private Event/ One wedding a weekend	included	included	included
Day-of Event Manager & Attendant	included	included	included
Wedding Planning (10 hrs)	included	included	included
Free Parking	included	included	included
Indoor & Outdoor Bar Area	included	included	included
Great Barn	included	included	included
Grass Courtyard	included	included	included
No F&B Minimum	included	included	included
Soft Seating	included	included	included
Old Back House	included	included	included
Catering Tent & 20x40 Tent	included	included	included
Equestrian Barn off Ceremony Area	included	included	included
Tables & Chairs	included	included	included
Peony Rooms	included	included	included
Game Room	included	included	included
High Peak Tent w/ lights & dance floor	not required	not required	\$3,500-\$5,500

Note Bene:

*A 20% gratuity/administrative/tax fee will be applied to the total cost.

**Parties > 80 guests are welcome but require tented dining. The maximum capacity of staff, vendors & guests indoors is 99. If needed, 95 guests may be accommodated in The Great Barn by adding an adjacent room.

***Wedding Ceremony Package: 2-hour day-prior rehearsal, white garden chairs, Bride's & Groom's quarters, wedding arch, additional 1-hour time, aisle topiaries, beverages & hors d'oeuvres for the wedding party, non-alcoholic beverages pre-ceremony for all guests. A ceremony fee is incurred for any form of ceremony held at the venue whether informal or formal. This package is only available when included with receptions.

****Platinum Package: Add convenience to your luxury wedding. Includes elegant table décor & twinkle lighting, select full bar, dinner, DJ, glassware, plates, cutlery, table linens, napkins, table numbers, chargers, hors d'oeuvres, wedding cake, water, coffee & tea service. **Total estimate for 80 guests = \$29,000 including tax/gratuity.**

Outdoor micro-ceremonies are available without a reception for up to 50 guests for a \$2,000* fee & include the use of garden chairs, topiaries & wedding arch.

For a supplemental fee of \$1,000 the 1790 KITCHEN is available to caterer's during the event & is licensed by the Board of Health for commercial use. Caterers are required to use elements of the farm's agricultural products in their menu. The farm produces blueberries, chestnuts, honey, eggs & heritage orchard fruit. Your caterer will provide cutlery, plates, glasses & linens in your preferred color & style.

Prices valid until July 2026.

"The Great Barn Exceeded My Expectations 2x over."