



BLACKBERRY RIDGE

# Cotswold Manor

835 S Hwy 301  
Trenton, GA 30752



# *The Living Room*



# *Dining & Kitchen*



# *What's Included*

Bedding and pillows for each bed

Bath towels, hand towels, and washcloths for each guest

Hand soap, refill paper products, and hair dryer in bathrooms

Complimentary sample-size toiletry items (shampoo, conditioner, and body wash) for each full bathroom

Basic cleaning supplies & refill trash bags

Iron, ironing board, pack & play.



*An exit checklist will be provided for check out*

# *What's Included*

**Also included in the kitchen:**

Coffee pot & tea kettle

Coffee & tea supplies (k cups, tea bags, sweeteners, coffee filters,  
to go cups & lids, creamer, etc.)

Coffee mugs

Tea cups & saucers

Bowls of various sizes

Misc. serving platters, bowls, & utensils

*The kitchen is a fully stocked chef kitchen with appliances, cookware,  
utensils, knives, dishes, oven mitts, cleaning supplies, etc.*



# Rehearsal Dinners

Rehearsal Dinner accommodations for up to 50 people  
(\*table & chair setup is the responsibility of the renter; tables & chairs must be put back in the storage room before check out)

6 round tables (60")

5 cocktail tables

2 buffet tables (8')

6 White & 6 Black round tablecloths (120")

2 White & 2 Black rectangular tablecloths (90"x132" & 90"x156")

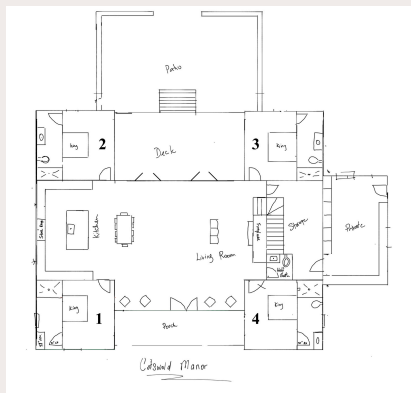
50 white washed cross back chairs



50 white dinner plates  
50 white salad plates  
50 water goblets  
50 wine glasses (not pictured)  
Silverware (50 sets)



# The Layout

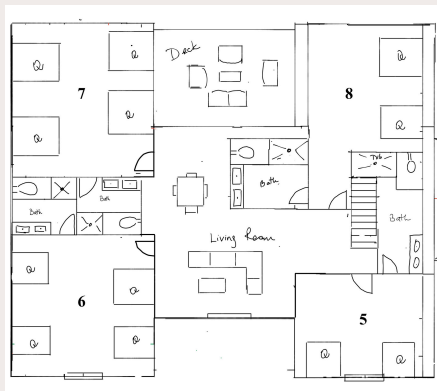


## Main Floor

- Four Bedrooms (private bathrooms)
- Kitchen
- Living Room
- Laundry Room
- Covered deck
- Courtyard
- Guest bathroom

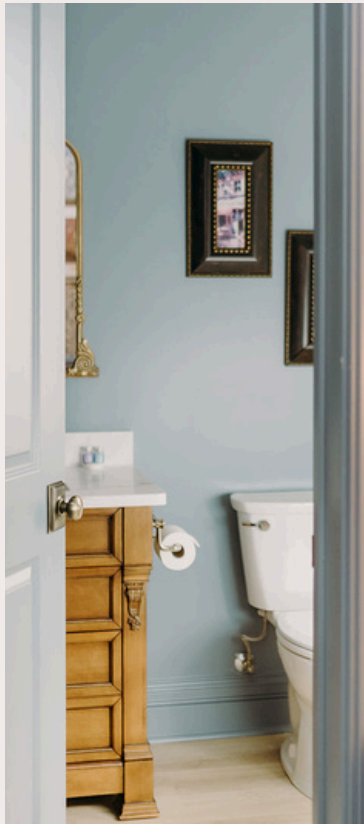
## Second Floor

- 4 Bedrooms (private bathrooms)
- Large Living Room
- Covered Deck



# Bedroom 1

\*En suite with walk in shower



# *Bedroom 2*

\*En suite with walk in shower



# Bedroom 3

\*En suite with walk in shower



# *Bedroom 4*

\*En suite with walk in shower



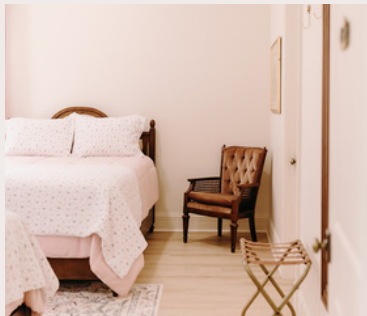
# Bedroom 5

\*En suite with tub/shower combo



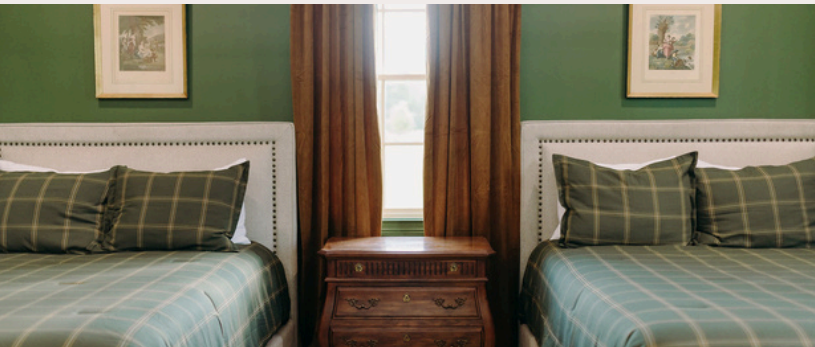
# Bedroom 6

\*En suite with walk in shower



# Bedroom 7

\*En suite with walk in shower



# Bedroom 8

\*En suite with walk in shower



# *Second Floor Living Room*



# *Second Floor Deck*



# Pricing

\$3,995 per night



Check-in at 4:00pm  
&  
Check-out at 11:00am

*A 5% discount will apply to the lodging total if 2 or more nights are booked*



# *House Rules*

NO pets in The Manor

Absolutely NO smoking or vaping inside The Manor (smoking is only allowed outside with the doors closed)

Quiet hours are from 11:00pm-7:00am. NO amplified music should be heard outside of the house during these hours.

NO items are to be removed from The Manor

All event setup/breakdown is the responsibility of the client. NO furniture, decor, etc. should be dragged across the wood floors.

Only outdoor furniture may remain outside overnight. NO indoor furniture is allowed to be placed outdoors during inclement weather.

You may provide your own food & beverages during your stay. We will not require you to hire a professional vendor for any events you host in the Manor but we do recommend it.

No parking or driving in the grass



## BLACKBERRY RIDGE

### CONTACT US

CALL OR TEXT: 423-664-3728

EMAIL: [INFO@BLACKBERRYRIDGEGA.COM](mailto:INFO@BLACKBERRYRIDGEGA.COM)

[WWW.BLACKBERRYRIDGEGA.COM](http://WWW.BLACKBERRYRIDGEGA.COM)

#### OFFICE HOURS

M-TH: 9am-5pm

SAT: Office Closed

FRI/SUN: Select Hours

[Schedule a tour here](#)



(All tours must be scheduled online)