

THE  
FERRY HOUSE

ESTD 2000



*Weddings*



## Congratulations on your engagement and welcome to perhaps your first glimpse of The Ferry House!

Here in our waterside hideaway, our 16th century barn wedding venue is secreted away beside the Swale estuary, among wild meadows, wetland reserves and our family farmland. Secluded yet accessible, we've owned the venue since 2000 and invest those years of expertise and the passion of a family business into your wedding. We specialise in rustic, refined and relaxed celebrations, with personalised packages for 2-350 guests.

2026 and beyond is certainly an exciting time to be planning your wedding at The Ferry House, with the opening of our beautiful new wedding barn. The addition of 'Spring Barn' from April 2026 will raise us in to a new era of quality, and as such we feel this time is also right to become an exclusive hire wedding venue.

This is an evolution which allows us to create the absolute best environment for our couples. Other additions for your wedding day include an elevated wedding menu by our 2AA Rosette chefs using our home-grown, family farmed and locally sourced produce. There is also a beautiful new outdoor courtyard lounge, a new bar situated in Spring Barn and a stress-free, easy planning portal complete with mobile app, ready to plan your wedding to perfection.

With luxurious accommodation for up to 75 guests, you can be assured of a celebration fitting of the best day of your lives.

*Alex and Victoria Burden*

Owners at The Ferry House

Kent Wedding Awards Winner 2025 -  
Wedding Venue of the Year



# Our Venue

Under the ownership of the Burden family, the 16th-century Ferry House has been lovingly restored in harmony with its heritage and country character, creating the perfect setting for your wedding day. From April 2026, it will become an exclusive wedding and events venue, offering private use of the entire Ferry House for your special day.

This exciting new chapter sees the opening of our stunning new Spring Barn, with a striking oak frame, cathedral-like ceiling and large windows, offering sweeping views over the Swale estuary. This beautiful space can host your entire day, with a new in-room bar to enhance your evening reception.

Our second barn - the Hop Barn - remains as a stunning ceremony option. Adorned with fairy lights and local hops, French doors open straight to the terrace and Rose Garden overlooking the water. For those wanting an outdoor wedding, our Oak Gazebo is a third ceremony option, with beautiful views over the gardens and estuary.

Elsewhere in the venue you'll enjoy two lovely reading rooms for your wedding party, a private pub for your guests' arrival and drinks reception and luxurious accommodation for up to 75 guests. There are plenty of relaxation spaces, including a new outdoor courtyard lounge in addition to the indoor lounge.

Outdoors, The Ferry House is set among beautiful gardens and terraces, making the most of stunning waterside views. Take them in from the Rose Garden, featuring a rose arch tunnel, the wonderfully wild 'secret orchard' and our charming Kitchen Garden. With easy access to the waterfront and surrounding meadows, you'll have effortlessly elegant photographs all year round.

Our team takes great pride in hosting the most special celebrations. We find joy in sharing the milestones of our couples' lives when they return to visit. Despite being an exclusive venue, you can still come back for dining events and personal celebrations throughout the year, as you make The Ferry House 'your special place'.





# Ceremonies

Say 'I do' in the way that's perfect for you, whether it's through a marriage, civil ceremony, or a blessing. From April 2026 you can choose from three beautiful ceremony spaces. Our elegant new Spring Barn offers a magnificent setting, available with packages for 130+ day guests, or as a package extra for smaller gatherings. The charming Hop Barn is also available for ceremonies throughout the year, while the picturesque Oak Gazebo, overlooking our gardens and estuary, is ideal from April to October. Both the Hop Barn and Oak Gazebo are included in all wedding packages, ensuring a beautiful and memorable backdrop for your special day.





For marriages and civil ceremonies we book the registrar for you, while for blessings we can recommend a celebrant to suit your occasion, or you can select someone of your choosing. For those who would like a church wedding, we're just five minutes from the beautiful, Grade II listed, 11th century church of St Thomas the Apostle. We will happily put you in touch with the Priest for more information - and can even arrange a vintage tractor to pick you up and transport you to The Ferry House in unique style!



# Barn Ceremonies







Exchange vows in our new, elegant Spring Barn, which boasts stunning floor-to-ceiling windows that flood the room with natural light and offer breathtaking views of the estuary. Perfect for ceremonies of up to 260 guests, the Spring Barn is included in your package for ceremonies of 130+ guests, or is available as a package extra for smaller gatherings. For a more intimate ceremony, the Hop Barn offers a beautifully simple setting with its beamed ceiling, hops, and fairy lights, accommodating 2-130 guests. If you've been 'Pinteresting' decor since your engagement, you're welcome to style both spaces as you wish.



# Gazebo Ceremonies

Mark the biggest moment of your life to date in front of the waters of the Swale estuary, surrounded by stunning natural landscapes and - most importantly - your loved ones. Our elegant Oak Gazebo overlooks this perfect scene from the terrace, out over the landscaped Rose Garden and beyond. We can host Oak Gazebo ceremonies from April to October, which can seat 2-200 guests.



A bride in a white wedding dress with a lace bodice and a full skirt is the central figure. She is holding a large bouquet of white flowers and looking towards the right. The setting is a rustic pub with a prominent brick fireplace in the background, filled with logs. To the left is a wooden bar with various items on it. The lighting is warm and intimate, with a lantern hanging near the fireplace. The overall atmosphere is cozy and traditional.

# Drinks Reception

The Ferry House will be an exclusive wedding venue from April 2026, offering you the luxury of having the entire place to yourselves. Settle into your drinks reception in your own private pub, a charming space with beautiful period features and Kentish hops. It's especially inviting in the winter months with the open fires blazing, and a cosy lounge next door for guests who prefer a quieter spot.



If you're hosting your reception outdoors, our terrace offers a charming and relaxed setting. Your guests can unwind by the Rose Garden near the water, enjoying the music of your choice. We'll serve your canapés and reception drinks, with a wide selection available, including mocktails and cocktails from our vintage drinks cart, or ice-cold beers in wheelbarrows. Our venue is equipped with a music system both indoors and out, though some couples opt for live music. For a cosy atmosphere, we can set up hay bales for seating, perfect for speeches and storytelling. We also provide wooden outdoor games, adding a fun and laid-back touch to your special day.



# *Spring Barn Reception*





Artist's impression

Introducing Spring Barn - a brand-new wedding space from April 2026. This stunning room will feature a rare Hammerbeam oak frame with cathedral-like ceiling and no vertical columns to obstruct your guests' views.

Inside you'll find beautiful oak and exposed brick elements, large windows looking towards the estuary and bifold doors creating a seamless connection to the terrace and garden, filling the space with incredible natural light.

Perfect for any celebration, Spring Barn can seat up to 260 guests for your wedding breakfast, and up to 350 for your evening reception. It boasts a dance floor, lounge area and in-room bar. It also leads to a festoon-lit courtyard, offering a charming outdoor space for your guests to enjoy.

## Spring Barn Features

STUNNING HAMMERBEAM OAK FRAME

WOODEN DANCEFLOOR

WHITE LED DANCEFLOOR (UPGRADE)

COSY LOUNGE SEATING

BI-FOLD DOORS OVERLOOKING THE ROSE GARDEN & ESTUARY

FESTOON-LIT COURTYARD

IN ROOM BAR

# Hop Barn Receptions







The rich wood tones and twinkling lights of the Hop Barn create a warm and celebratory ambience for your wedding reception. Rustic, full of natural light and styleable as you wish, toast the start of your married life with 2-70 of your loved ones in a more intimate setting, as you sit down to a delicious wedding breakfast. Choose to see out your evening in style for up to 100 guests, or combine spaces with the Spring Barn next door to make for a large, all-out occasion for up to 350 guests.

## The Hop Barn Features

UNDERFLOOR HEATING

FAIRY LIGHTS (BEAMS AND CEILING)

OAK BEAMS & HOPS

VAULTED CEILING

FLAGSTONE FLOOR

PANORAMIC VIEWS OVER THE ESTUARY

FRENCH DOORS LEADING ONTO  
THE GARDENS & TERRACE

VINTAGE FURNITURE PIECES



The Ferry House

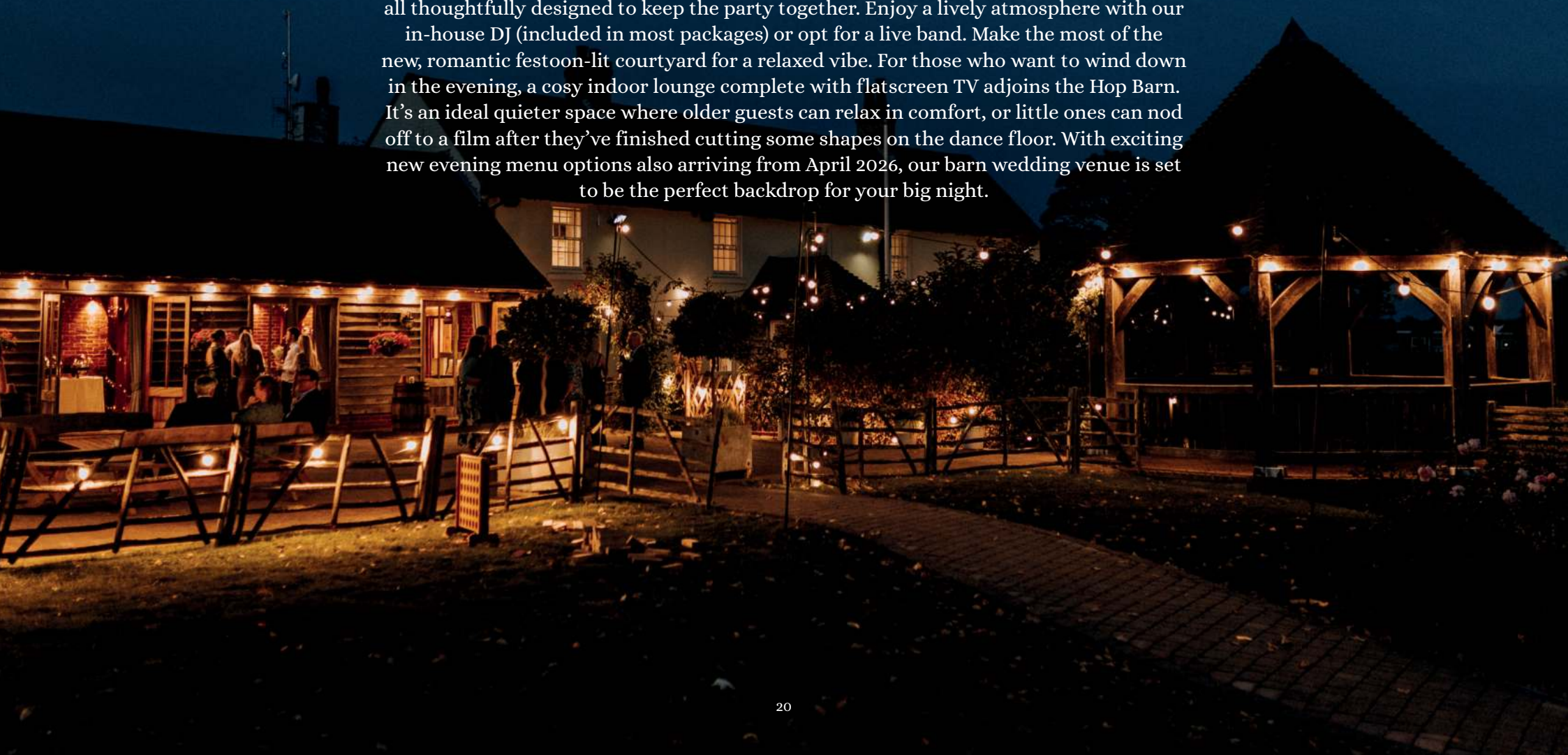


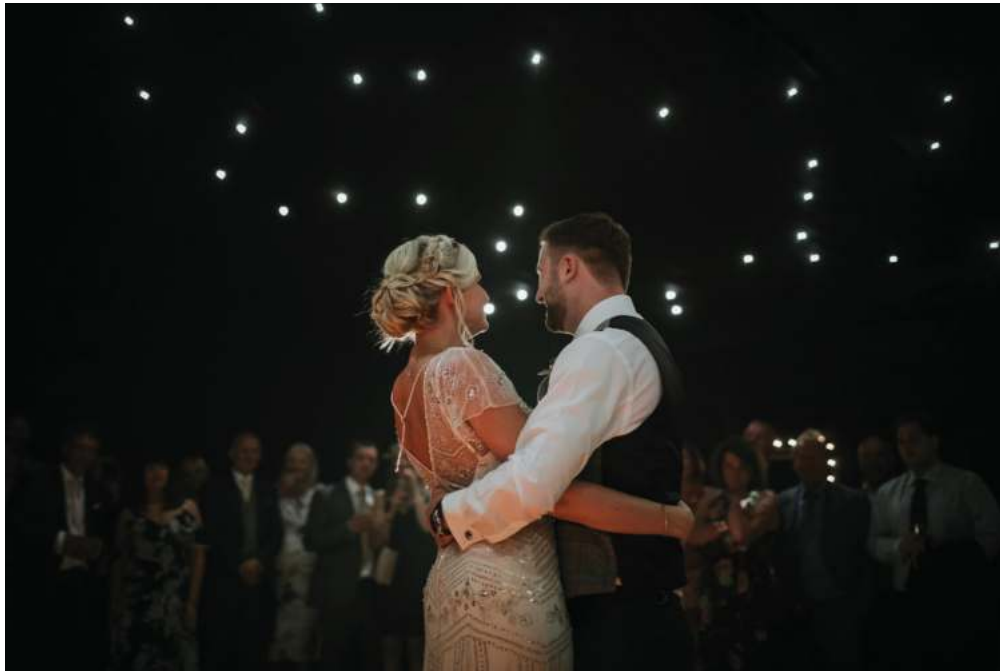
# Private Pub Receptions

For an intimate and relaxed wedding breakfast for 2-20 guests, our 16th-century former inn offers a warm and characterful setting. Raise glasses beneath Kentish hops, surrounded by period features, and enjoy a private dining experience with our delicious, home-born dining. In the winter months, roaring fires add to the cosy atmosphere, making it a space that feels both special and effortless.

# Evening Receptions

Host an evening reception for up to 350 guests, as your big day moves into an even bigger night. The stunning new addition of the Spring Barn features a vibrant dance floor area with wooden or white LED options, large bar and comfortable lounge seating, all thoughtfully designed to keep the party together. Enjoy a lively atmosphere with our in-house DJ (included in most packages) or opt for a live band. Make the most of the new, romantic festoon-lit courtyard for a relaxed vibe. For those who want to wind down in the evening, a cosy indoor lounge complete with flatscreen TV adjoins the Hop Barn. It's an ideal quieter space where older guests can relax in comfort, or little ones can nod off to a film after they've finished cutting some shapes on the dance floor. With exciting new evening menu options also arriving from April 2026, our barn wedding venue is set to be the perfect backdrop for your big night.





# *Packages*





We believe every wedding is as unique and special as you as a couple. That's why we have a number of packages to choose from, so you can make your day your own. Choose from all-out packages and two-day weddings, to formality-free twilight ceremonies and intimate occasions. Whichever reflects you, the passion and expertise of our team will bring it to life as a relaxed and fun celebration.

# Exclusive Hire

From April 2026, The Ferry House will be an exclusive wedding and events venue, offering full private use of our stunning spaces for your big day. Even after your wedding, you can return to celebrate life's special moments, like christenings and parties, or simply enjoy our special dining evenings and tasting events. Because we understand how special it is for our couples to revisit their favourite place, making new memories year after year.







# Capacity

## Maximum Capacities

HOP BARN CEREMONY | 130 SEATED

OAK GAZEBO CEREMONY | 200 SEATED

SPRING BARN CEREMONY\* | 260 SEATED

HOP BARN RECEPTION | 70 SEATED

SPRING BARN RECEPTION | 260 SEATED

HOP BARN EVENING RECEPTION | 100

SPRING BARN EVENING RECEPTION | 350

Other capacities available for non-seated and non-traditional formats

\*Package extra if less than 130 day guests.

# Extra Touches



While our packages include everything you need for a wonderful occasion, you can also customise your day with some of our Ferry House extra touches. Create and preserve magical memories with our audio guest book, photobooth and marshmallow toasting around an evening fire pit. Or elevate your day in your own style with the addition of special vintage drinks carts, alcohol favours and a statement arrival on our vintage tractor, among many other unique additions to make your day truly unforgettable.



# Wedding Planning

Planning your wedding should be fun, and as stress free as we can make it. Our Wedding Coordinators will help you plan your day in up to three personal wedding meetings, with a taster evening to choose your wedding menu and wine. We have a carefully curated list of trusted suppliers if you want some help choosing those.

You'll also have the guidance of our wedding planning portal where you'll be able to manage your suppliers, guests RSVPs, make payments and keep all of your weddings documents in one place, all via a handy mobile app. On your wedding day your Wedding Coordinator will be there as Venue Host. This means the people who know your day most are there to ensure it runs just so.



# Our Food Ethos

From Field to Fork, Plot to Plate and Grain to Glass



People come together and make treasured memories over food. This is especially true at a wedding, where dining is a big part of your celebration. We love creating the amazing feasts that wow you and your guests! With a strong farming heritage, we're equally passionate about the provenance of our food. It's no surprise then, that home-grown, home-farmed and our local estate produce take 'pride of plate' throughout our expansive wedding menus, with dishes created by our 2AA Rosette awarded Chefs.

'Field to Fork' champions our home-farmed beef and wild game from the Harty Estate. 'Plot to Plate' celebrates flavoursome, fresh produce from our large Kitchen Garden. Finally, 'Grain to Glass' represents the purpose-grown grains from our farm, distilled locally by the Copper Rivet Distillery into fantastic artisan spirits. Our food provenance also extends to our bars, where you can enjoy homebrewed sloe gin and a mocktail and cocktail menu curated using our garden produce. Kentish ciders, fruit juices, spirits, wines and beers are also available to suit anyone's tingle of choice.





The Ferry House





From 2026, you can savour our new, elevated menus, with three options per course for your wedding breakfast. You (and your family if you wish) can look forward to selecting these dishes at your menu and wine tasting evening. In addition, on your wedding day you can graze away on canapé options, sharing platters, BBQ buffets, Kentish hog roasts and grazing tables. Our Signature Wedding Cake is also something really rather special - chocolate brownie with cheesecake icing! It looks as good as it tastes, especially when displayed on our vintage dresser. Plus, from April 2026, we're introducing new, refined evening food options, including fajitas and stone-baked pizzas, to make your celebration even more memorable.

Better still - you and your family will be able to return to dine at our special dining and tasting events. Relive special memories, celebrate your anniversaries and the many more special occasions to come in the married years ahead.



# Accommodation

You and your guests can end the day in style and comfort, with accommodation to sleep up to 75 in our eleven individually-styled, 4\* ensuite guest rooms, plus five charming self-catering cottages just five minutes from The Ferry House.





# Waterside Rooms



Our five Waterside rooms, offering stunning views out over the estuary and gardens, are the perfect culmination to a wonderful day. With the Honeymoon Suite included in your package, you can see out your first married night in style, in a luxurious, individually styled room, with views over the estuary or our gardens.

# Coach House Rooms



Our six luxurious Coach House rooms are beautifully styled with exceptional décor, and super king-size beds.

All 11 rooms have British made 'Noble Isle' luxury bath products and Nespresso coffee machines for that next morning pick me-up. All of our rooms also come complete with our award-winning breakfast the following morning, so you and your guests can relax, reminisce and eek out this special occasion a little longer.



# Mocketts Farm Cottages

Our hideaway cluster of five country cottages are just minutes from The Ferry House and offer characterful and convenient accommodation for your guests - plus the option to extend your celebrations! Sleeping 53+ and with all the comfort and practicalities you'd expect of self-catering accommodation, your big day can easily become a big weekend, with a games room, a BBQ area and various dining areas for pre or post- wedding dinner and drinks.

The cottages are family friendly, with some offering ground floor wet rooms for guests with additional mobility needs. Even the dog is welcome, and we've had many a pet pooch make a cameo at their owner's wedding. When your big day arrives, it's just a short stroll over to The Ferry House, or we can arrange for our vintage tractor to collect the wedding party in statement style.





# The Garden Lodge

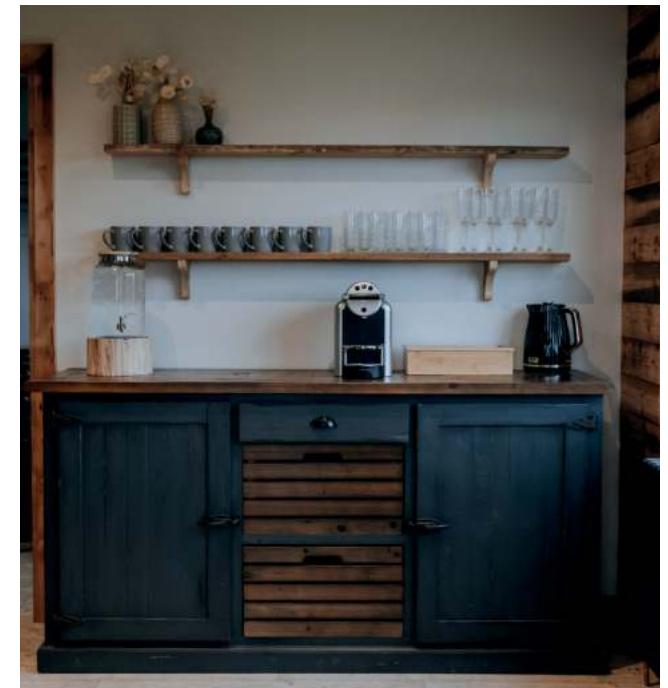
The Garden Lodge offers a lovely space for you and your wedding party to relax in as you get aisle ready. Set in a secluded spot of our Kitchen Garden, it's the ideal space - far enough from the venue that you have privacy to help settle any big day nerves, but close enough so that you still feel part of the action.







Alongside a large seating area, handmade bespoke furnishings and vintage and industrial decor, there's also a hair washing sink, a handcrafted rustic dresser with light up mirrors and seating for three, making getting glammed a dream. With a dressing area for the big reveal and a private terrace for a moment of fresh air and calm, you've got a wonderfully Instagrammable setting to gather with your wedding party. Not forgetting your bubbles and brunch platter, of course.



# The Coach Lounge

A second wonderful readying space, so your other half can also relax and get ready at The Ferry House. Our two Readyng Rooms are located away from each other, so there's no danger of spoiling that first aisle-sight!





# Testimonials

“From the moment we chose The Ferry House all the way through to post-wedding we have felt SO supported and like we were the only wedding to have ever taken place. Everyone is amazing, approachable, kind and couldn’t do enough for you. I had so many questions and ideas and all of them were made possible by the amazing staff at The Ferry House. Truly wonderful.” - Mr & Mrs Leonard

“This venue was honestly a picture postcard dream come true and the staff that work there absolutely match this with their level of service. From initial meetings through to our big day, the event team’s efficiency, attention to detail and just all round attentiveness to us was more than we could have hoped for. On the day everything was beyond smooth and the food was exceptional. I’m still now (nearly 3 months on) having people comment on the quality of their meals! If I could do it all over again I would still choose The Ferry House. Forever grateful!” - Rachel & Matthew

“Now that we’re finally catching up on life, we just wanted to send the BIGGEST thank you to the whole team. Our day was perfect and that is thanks to all of you. There is nothing that we would change. From the team beforehand replying to my 1000s of emails, to the team on the day, who helped calm my nerves and then had to deal with all of the crazy, drunken guests (they had a great time!). You all deserve a medal. It’s been the little touches throughout that made everything so amazing. We can’t wait to go on our gin tour and return for our anniversary meal. Honestly, thank you so much again!!” - Mr & Mrs Cole



# With Thanks



Chris Blackledge Photography  
Rebecca Douglas Photography  
Matt Ebbage Photography  
Peter Reynolds Photography  
Rafe Abrook Photography  
Rob Power Photography  
Ross Hurley Photography  
Danny Jack Photography  
Paul Fuller Kent Photography  
Kerry Ann Duffy Photography  
Scott Kendall Photography  
Idyllic & Co  
Daniel Luke Wedding Photography  
Matt Trott Photography  
Hollie Carlin Photography  
The Redfords – Kent Wedding Band  
B Photography  
David Fenwick Photography  
Kim Williams Weddings  
The Wandering Three  
Unscripted Photography  
Lois Brown Photography  
Flowers & Sparkle Wedding Florist  
All You Need Wedding Styling  
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