



East Afton

F A R M H O U S E

Out of the Ordinary

INTO THE EXTRAORDINARY

Surrounded by rolling countryside on the beautiful Isle of Wight, East Afton Farmhouse offers the most idyllic setting for your celebration.

Licensed for civil ceremonies, this private venue offers an intimate and unique location that feels like a home away from home able to host your entire day.

Our wedding packages cater for a range of options including special all-inclusive packages. All provide plenty of time to settle in and make memories with family and friends (including four legged furry friends!) in beautiful and relaxed surroundings.

Our award-winning venue is exclusively yours and yours alone for as long as you wish. It is our philosophy to ensure that your planning process is seamless and relaxed, providing you with everything you need to create the best wedding celebration to be remembered for many years to come.

For couples that don't require accommodation, we also offer a three-day mid week venue only option - still allowing plenty of time for everyone to perfect the venue for your big day!





Events Barn

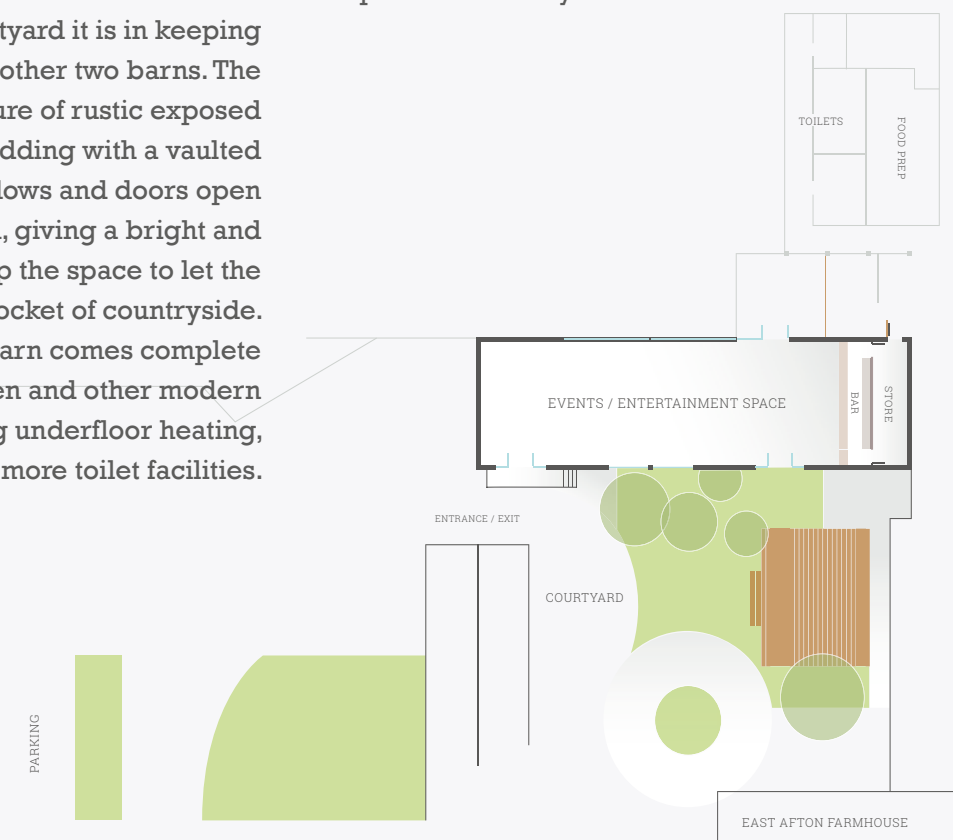
RUSTIC CHARM MEETS MODERN ELEGANCE -
A RURAL WEDDING BARN THAT HAS IT ALL

Our latest addition, a beautiful large wedding and events barn at East Afton. It increases the capacity of the venue and provides more versatile indoor facilities for dreamy year-round weddings. With a choice of ceremony/event spaces at East Afton Farm, you can plan your day, your way.

Overlooking a pretty courtyard it is in keeping with the Farmhouse and other two barns. The lofty interior is a mixture of rustic exposed brick and timber cladding with a vaulted ceiling. Large glass windows and doors open onto the stone courtyard, giving a bright and airy feel. This also opens up the space to let the outside in, your own little pocket of countryside. The stunning wedding barn comes complete with a commercial kitchen and other modern conveniences, including underfloor heating, 8-metre-long bar and more toilet facilities.

Available for use on its own, as well as part of the mid-week venue only wedding option or the exclusive wedding package.

Capacity to host 170 seated dining or seated ceremony guests and 250 standing guests for a reception /ceremony.





Coach House & Courtyard

SUITABLE FOR ALL SEASONS

The coach house is the perfect setting for welcome drinks and pre-dining entertainment, providing a bright modern space whatever the weather all year round.

Large bi-folding doors welcome in light and country air into a space that can comfortably accommodate up to 50 guests for a seated dinner, 90 for a ceremony and 100 standing.





Stone Barn

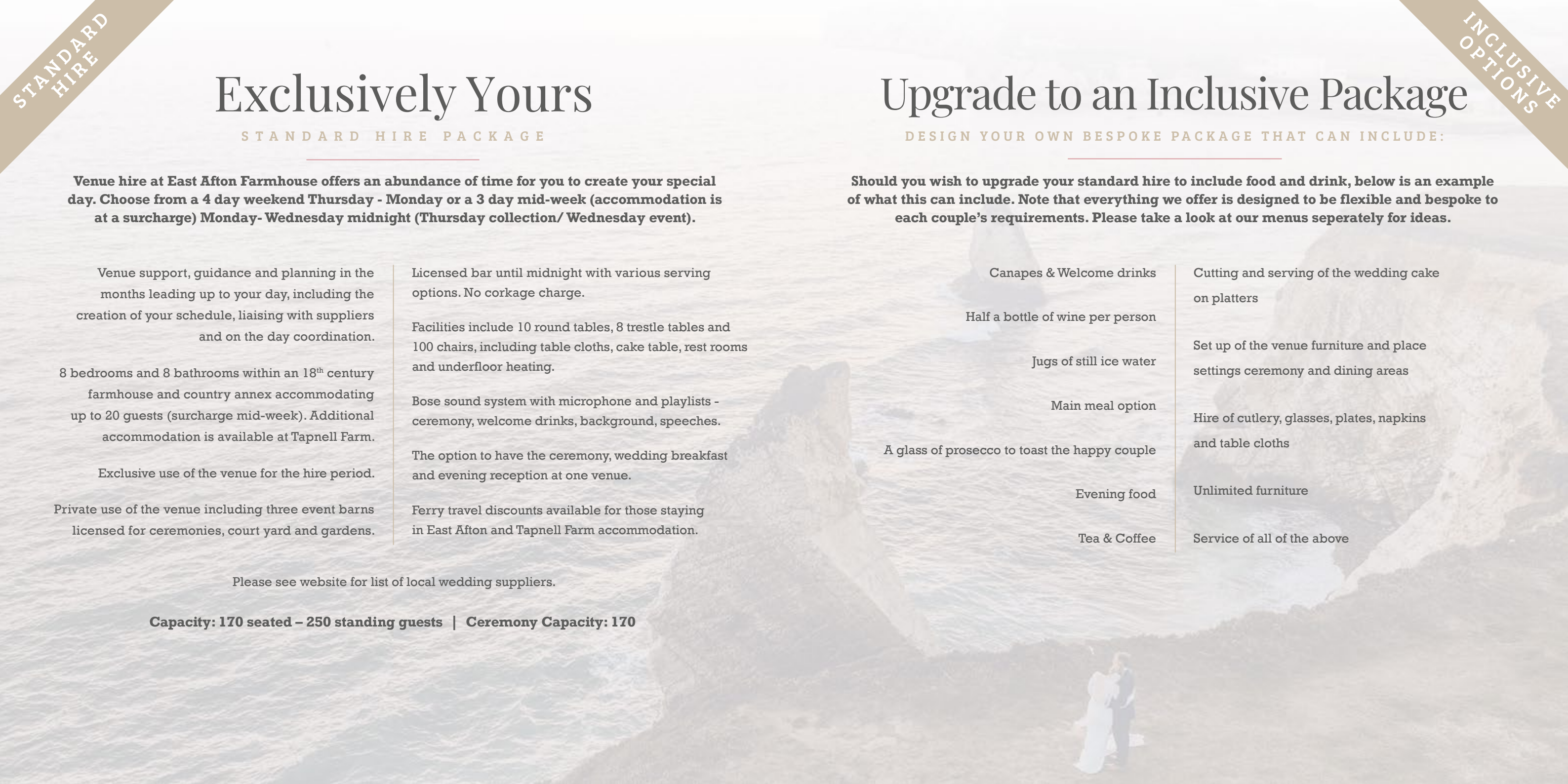
ROMANTIC AND RUSTIC CHARM

Across the courtyard, our converted stables are a favourite for hosting the wedding ceremony.

With its stone walls, exposed oak beams and carved chandeliers, this beautifully rustic barn offers flexibility to be alfresco in the warmer months and enclosed ready to heat in the colder months. However you decorate your day, the barn is the perfect backdrop for your vows.

The Coach House has capacity to host 80 guests seated for a reception and 120 standing/ceremony.





Exclusively Yours

STANDARD HIRE PACKAGE

Venue hire at East Afton Farmhouse offers an abundance of time for you to create your special day. Choose from a 4 day weekend Thursday - Monday or a 3 day mid-week (accommodation is at a surcharge) Monday- Wednesday midnight (Thursday collection/ Wednesday event).

Venue support, guidance and planning in the months leading up to your day, including the creation of your schedule, liaising with suppliers and on the day coordination.	Licensed bar until midnight with various serving options. No corkage charge.
8 bedrooms and 8 bathrooms within an 18 th century farmhouse and country annex accommodating up to 20 guests (surcharge mid-week). Additional accommodation is available at Tapnell Farm.	Facilities include 10 round tables, 8 trestle tables and 100 chairs, including table cloths, cake table, rest rooms and underfloor heating.
Exclusive use of the venue for the hire period.	Bose sound system with microphone and playlists - ceremony, welcome drinks, background, speeches.
Private use of the venue including three event barns licensed for ceremonies, court yard and gardens.	The option to have the ceremony, wedding breakfast and evening reception at one venue.
	Ferry travel discounts available for those staying in East Afton and Tapnell Farm accommodation.

Please see website for list of local wedding suppliers.

Capacity: 170 seated – 250 standing guests | Ceremony Capacity: 170

Upgrade to an Inclusive Package

DESIGN YOUR OWN BESPOKE PACKAGE THAT CAN INCLUDE:

Should you wish to upgrade your standard hire to include food and drink, below is an example of what this can include. Note that everything we offer is designed to be flexible and bespoke to each couple’s requirements. Please take a look at our menus seperately for ideas.

Canapes & Welcome drinks	Cutting and serving of the wedding cake on platters
Half a bottle of wine per person	Set up of the venue furniture and place settings ceremony and dining areas
Jugs of still ice water	Hire of cutlery, glasses, plates, napkins and table cloths
Main meal option	Unlimited furniture
A glass of prosecco to toast the happy couple	Service of all of the above
Evening food	
Tea & Coffee	



WEDDING
PACKAGES

Mid Week Inclusive Package for up to 40 people



THIS PACKAGE FOR UP TO 40 PEOPLE MID WEEK
INCLUDES THE FOLLOWING FOR A 2 NIGHT HIRE

Arrival Monday afternoon • Wedding Tuesday • Depart Wednesday

- | | |
|--|---|
| 2 smaller event barns
one for the ceremony, one for reception | 1 welcome drink per person |
| The farmhouse and annex sleeping up to 20 people | Table wine (half a bottle per person)
or two drinks tokens from the bar |
| Overnight stay Monday & Tuesday night | Toasting drink - Prosecco |
| Gardens & grounds | 3 course meal |
| Ceremony seating | Bose system with microphone for music and speeches |
| Venue support, guidance and planning in the
months leading up to your day, including the
creation of your schedule, liaising with suppliers
and on the day coordination | Tables and chairs along with table cloths, napkins &
place settings, including plates, cutlery and glasses |
| | Set up of the venue including ceremony aisle
& laid tables |
| Includes service of all of the above | |



WEDDING
SERVICES

Services at East Afton

NOT JUST A VENUE

At East Afton Farmhouse, we pride ourselves on offering the highest quality service and offering for you and your family and friends. We have gained years of experience in hosting the most amazing wedding celebrations and the best day of our couple's lives. To step up our packages we are offering additional services to couples getting married at our venue.

We believe that the key to a good relationship with our couples is good communication.

Booking extras with us will:

Remove extra stress searching for suppliers

Offer a competitive rate

Be efficient and professional

Each of these services can be added on as a bespoke extra if required - we can do as little or as much as needed depending on your requirements.



Floristry

Teaming up with Joanna at 'Afton Blooms', we can now include floristry in your wedding quote. Having been trained by the Royal Florist-Phillipa Craddock School of Floristry in London, Joanna brings years of experience, creativity and passion to our team at East Afton. We believe that floristry has the power to transform each wedding, leaving a lasting impression, and each and every wedding will be unique to every couple. Specialising in all wedding flowers, we are able to design all floral masterpieces, including; arches, centrepieces, meadowscapes, bouquets, buttonholes, flower crowns, chandelier greenery and lots more.

AFTON BLOOMS
EST 2021

Stationery

Whether you don't know where to start, or you've seen something you love, we have a selection of templates available to choose from, as well as a bespoke design service, for your wedding stationery. Never too late to make changes, with exceptional design and print in-house, we can work with you to compose all elements required, including table plans, menus, wedding invites, place names, table numbers, welcome signs and lots more. Choose from an array of colours, fonts, designs, layouts and venue illustrations to personalise your wedding.



Styling

Imagine a stress-free lead up to your wedding day, with the days before spent having fun with family and friends, making the most of all that the venue, Tapnell Farm and the Island have to offer. Our couples will now be able to sit back and relax, with our team's styling services at an hourly rate. Benefit from our imagination, research, ideas & creativity.

Whether you want help laying out tables, draping in the barns, hanging lanterns, putting out favours- we can be flexible to suit your requirements.

Available at an hourly rate, for every hour we help you, our team will give their full efforts and dedication to building your dream.

Prop Hire

To add more convenience for our couples, we have recently increased our prop hire items available to hire. We've carefully curated a list of quality items to add onto your booking if required, including arches, easels, candle holders, centrepieces, garden games, lanterns and lots more. There is no minimum spend- no order too big or small. With these items being exclusive for East Afton couples only, you'll always be guaranteed availability, even if you decide to add something extra the day before! Why not add styling hours to your prop hire booking so you don't have to worry about decorating the venue ahead of your big day either!





Accommodation

THE 18TH CENTURY FARMHOUSE & ANNEX

Oozing with character, the main farmhouse retains many of its original features, with country charm matched by contemporary décor throughout. Alongside the wedding barns and gardens, take some time to savour other offerings of the venue, including a cinema room, roof terrace, large kitchen breakfast area perfect for entertaining, formal dining room and cosy lounge with log burner- whether you are seeking relaxation or fun with family and friends, East Afton has an offering for everyone.

The farmhouse and annex offer accommodation for up to 20 of your guests within seven spacious ensuite bedrooms, each commanding magnificent views over the gardens and surrounding countryside.

Not sure who to invite to stay? Don't worry. In the paddocks only a stones throw from the venue, we have 5 double rooms open all year round, spread across our four Piglets and The Snug. We also have plenty more accommodation only a short drive from the venue at Tapnell Farm. Your family and friends can choose between a 10 bedroom manor house, cottages and all year round glamping options.





TAPNELL MANOR
10 bedrooms
Sleeps 22 (+4 on sofa beds)



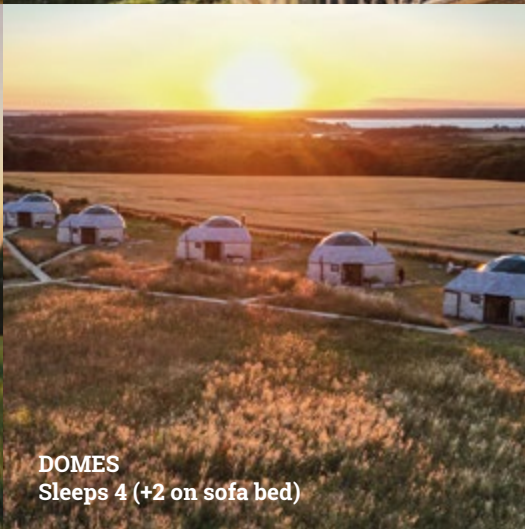
CABINS
3 bedrooms
Sleeps 8
(+2 on sofa bed)



PODS
Sleeps 2 + 2 extra on sofa bed



MODULOGS
2 bedrooms
Sleeps 4 (+2 on sofa bed)



DOMES
Sleeps 4 (+2 on sofa bed)



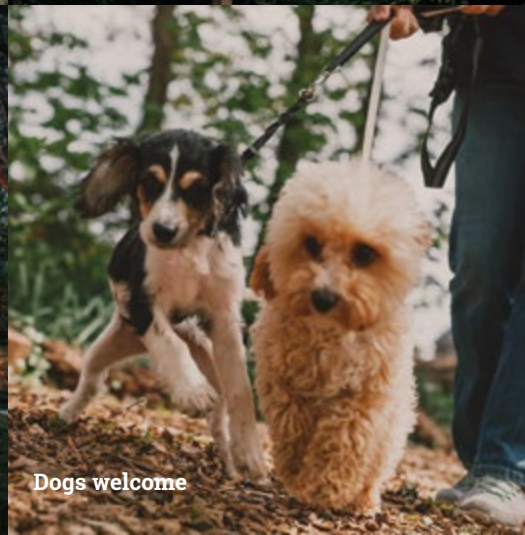
TAPNELL TRAIL
Linking East Afton to Tapnell Farm



DAIRYMAN'S COTTAGE
4 bedrooms
Sleeps 8 (+2 on sofa bed)



SAFARI TENTS
2 bedrooms
Sleeps 6 (+2 on sofa bed)



Dogs welcome

Other Accommodation

FROM PIGLETS & THE SNUG TO TAPNELL MANOR

For those that prefer to stay on site at East Afton, the accommodation in Afton paddocks offers convenience and comfort in our four Piglets & The Snug. These double rooms are only a stones throw from the venue and can sleep up to 10 guests total. All of these rooms are heated and insulated, perfect for staying all year round, with electric and wifi, allocated or en-suite facilities, and fridge, kettle, toaster.

Further accommodation can be booked at our award-winning sister farm resort, Tapnell, just a few minutes drive away - or a 20 minute stroll along the Tapnell Trail.

Here you can choose from luxury glamping - safari tents, modulogs, wood cabins, eco pods, geodesic domes - and farm cottages to a large country manor house, all set in glorious countryside with stunning sea views.

With a restaurant onsite and attractions too (we're talking Farm Park, Aqua Park and more!) - there's something for everyone!



PIGLETS
Sleeps 2 in each (4 available)



THE SNUG
Sleeps 2



Destination

W E D D I N G S

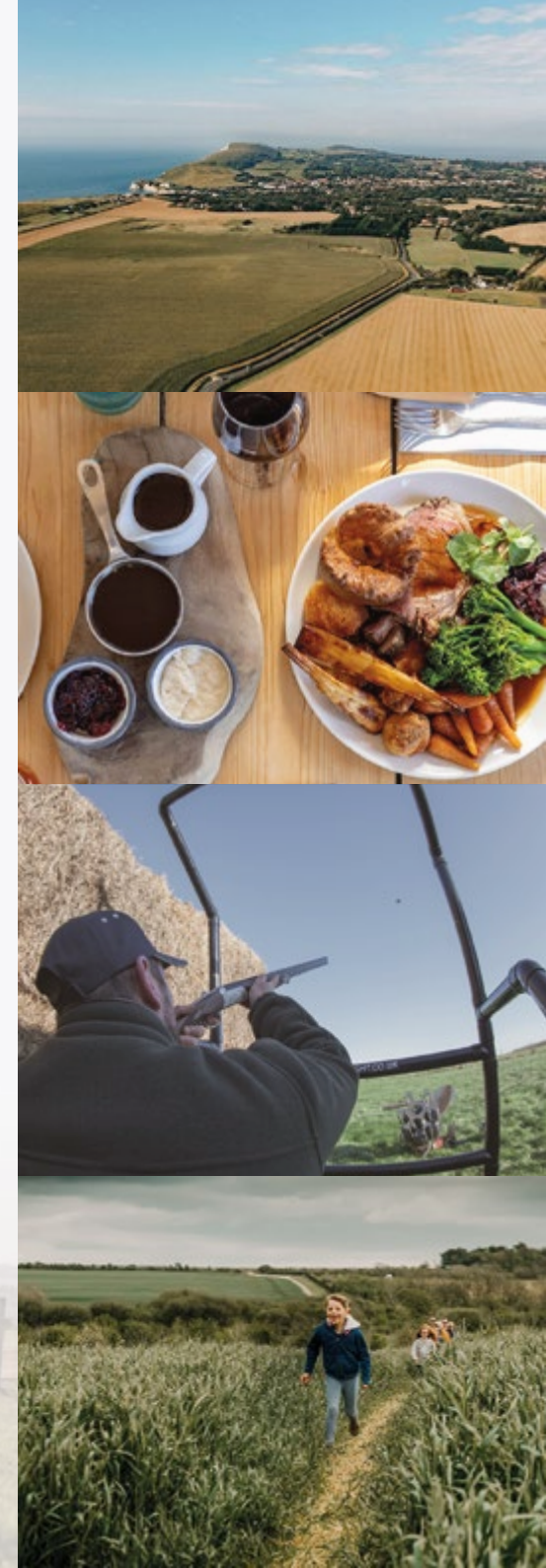
If you're looking to extend your wedding celebration and enjoy more quality time with your closest family and friends, then check out Tapnell Farm, our neighbouring sister farm.

With a wide range of award-winning accommodation, a great restaurant and a host of activities – Farm Park, Aqua Park, Padel Tennis Court, Clay Pigeon Shooting, Football Golf, bike hire and great country walks – there's something to entertain all ages.

Set in beautiful rural countryside with space to roam, amazing sea views and stunning sunsets, Tapnell Farm provides the perfect relaxed atmosphere to enjoy more intimate, quality time with those closest to you.

Whether you're planning a long weekend or a short break, Tapnell Farm offers a range of flexible options to enable you to personalise your special once in a lifetime celebration.

Group guest rates for our attractions available on request.
Please email: weddings@eastaftonfarmhouse.com



Standard Rate Prices

LOW	MID	PEAK
Jan, Feb, Mar, Nov, Dec (Excluding Christmas holidays)	April, October and Christmas holidays	May, June, July, August, September

Weekend

THURSDAY 4PM-MONDAY 10AM - VENUE AND ACCOMMODATION

£8,250 plus ceremony	£9,750 plus ceremony	£10,750 plus ceremony
----------------------	----------------------	-----------------------

Mid-week

MONDAY 4PM- WEDNESDAY MIDNIGHT VENUE ONLY

SURCHARGE TO ADD ON FARMHOUSE & ANNEX ACCOMMODATION:

LOW-SEASON £2,000 2 NIGHTS, £2,500 3 NIGHTS | MID-SEASON £2,500 2 NIGHTS, £3,000 3 NIGHTS

Wednesday event, collection of belongings before Thursday noon

£4,750 plus ceremony	£5,250 plus ceremony	£5,950 plus ceremony
----------------------	----------------------	----------------------

Either barn can be hired for a ceremony only, subject to availability, at £450 per hour to include seating (minimum 2 hours).
This option is only available midweek. There is a £500 surcharge to add a ceremony to a wedding reception.

£2000 deposit is required to secure your date

All prices are inclusive of VAT.

Inclusive Options

CHOICE OF WEDDING BREAKFAST OPTIONS			
1,2 or 3 Course Meal	Sharing plates	BBQ Buffet	Please enquire for bespoke options

INCLUSIVE RATES (Please add the rate per person below onto the standard hire rate)
3 Course Meal Package: Adult from £150 Child from £55
2 Course Meal Package: Adult from £140 Child from £50
BBQ Buffet Package: Adult from £121 Child from £45



All prices are inclusive of VAT.

Mid Week Inclusive Package Prices for up to 40 people†

LOW January, February, March, November, December	MID April, October and February Half Term	PEAK May, June, July, August, September (Christmas and Easter holidays)
2027 £8,800	£9450	£10,200
2028 £9,500	£10,200	£10,950

Each guest under 40 is £115 less per person. Maximum 40 guests, Minimum 20 guests, day and night.

Option to add a 3rd night (subject to availability) low season £900, mid and peak £1250	Option to add canapes	Option to add evening food at £14 per person	Option to add The Snug and The Piglets - extra accommodation ideal for guests attending the wedding	Ferry discounts available and further accommodation at Tapnell Farm
--	-----------------------------	--	--	--

†(weekends available within 6 months of arrival for peak and 12 months arrival for low and mid, at £1000 surcharge Friday-Monday)
All prices are inclusive of VAT.



"PERFECT SPOT FOR US TO HAVE A GREAT PARTY IN A WONDERFUL LOCATION.
IT FELT VERY PRIVATE, SPACIOUS AND SECURED IN A BEAUTIFUL SETTING.
THE SUMMER SUNSETS WERE STUNNING." TT

"EAST AFTON WAS AN INCREDIBLE PLACE TO GET MARRIED. THE STAFF WERE
INCREDIBLY HELPFUL THROUGHOUT AND THE FREEDOM TO DECORATE THE VENUE
TO OUR TASTES WAS A MASSIVE BONUS. WE ABSOLUTELY LOVED STAYING IN THE
HOUSE WITH OUR FAMILIES AND IT EXTENDED OUR CELEBRATION." GS

East Afton

F A R M H O U S E

01983 758729 - call to book a viewing

EAST AFTON FARMHOUSE, NEWPORT ROAD, FRESHWATER, ISLE OF WIGHT, PO40 9UF

www.eastaftonfarmhouse.com | weddings@eastaftonfarmhouse.com