



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 in the 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

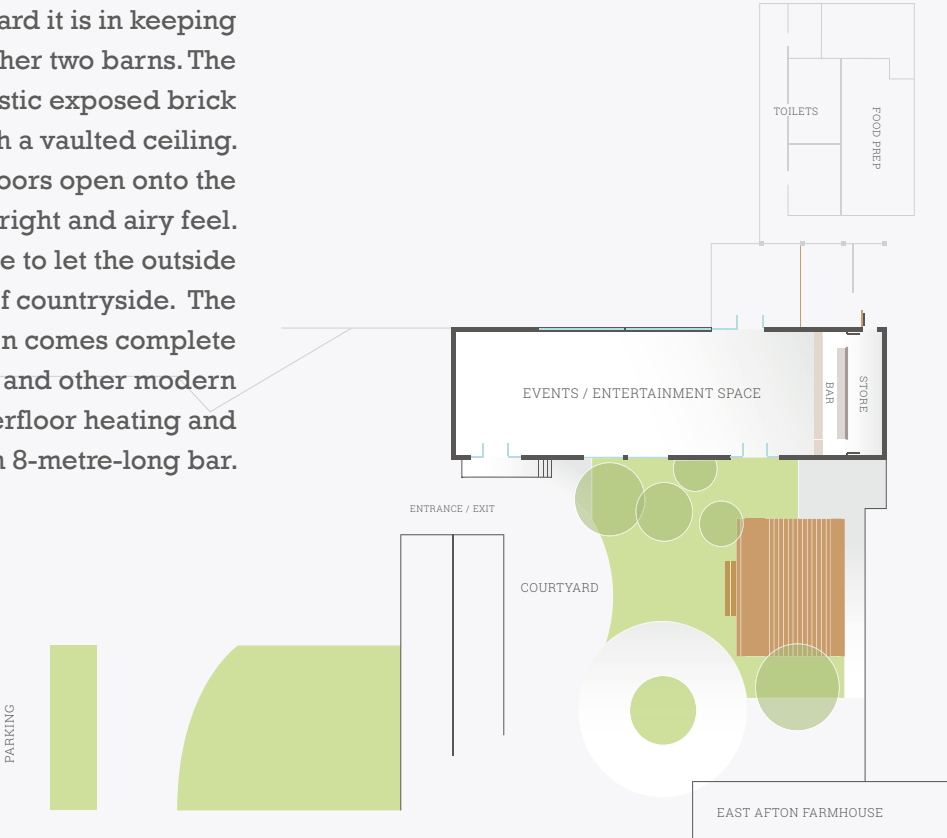
RUSTIC CHARM MEETS MODERN ELEGANCE -
A RURAL WEDDING BARN THAT HAS IT ALL

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 and an 8-metre-long bar.

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 and 200 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.

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.





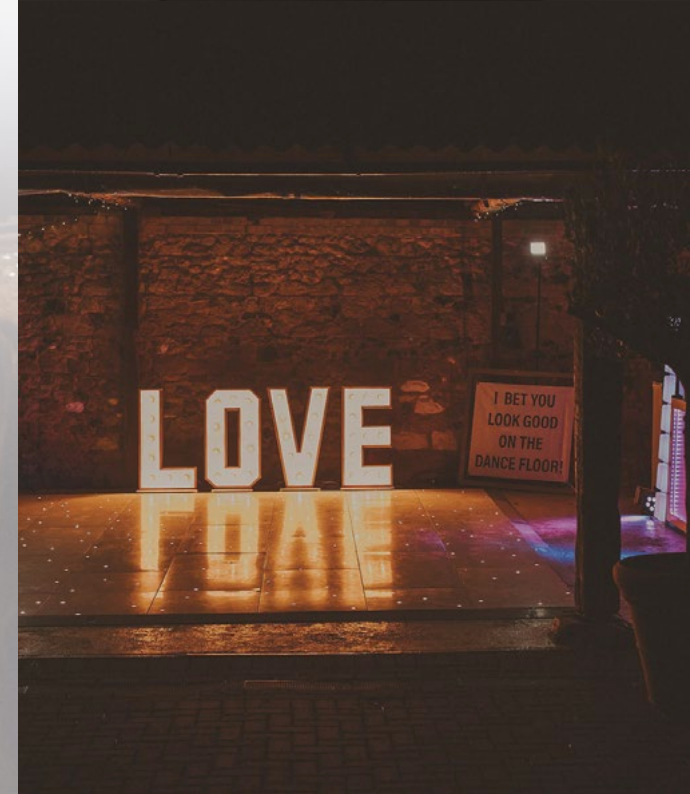
Stone Barn

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.



WEDDING
PACKAGES

Exclusively Yours

(D R Y H I R E) P A C K A G E

Venue hire at East Afton Farmhouse offers an abundance of time for you to create your bespoke 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).

On the day wedding co-ordinator.

7 bedrooms and 8 bathrooms within an 18th century farmhouse* and country annex accommodating up to 17 guests.

Private use of the venue including three event barns licensed for ceremonies, court yard and gardens.

Licensed bar until midnight with various serving options. No corkage charge.

Facilities include 10 round tables, 8 trestle tables and 100 chairs, including table cloths, cake table, rest rooms and underfloor heating.

Bose sound system with microphone and playlists - ceremony, welcome drinks, background, speeches

The option to have the ceremony, wedding breakfast and evening reception at one venue.

Ferry travel discounts available for those staying in accommodation.

Please see website for list of local wedding suppliers.

Capacity: 170 seated – 200 standing guests | Ceremony Capacity: 170

THURSDAY 4PM-MONDAY 10AM - VENUE AND ACCOMMODATION		
<div>LOW</div> <div>Jan, Feb, Mar, Nov, Dec (excluding Christmas holidays)</div> <div>£7,000 plus ceremony</div>	<div>MID</div> <div>April, October and Christmas holidays</div> <div>£9,000 plus ceremony</div>	<div>PEAK</div> <div>May, June, July, August, September</div> <div>£10,000 plus ceremony</div>
MONDAY 4PM- WEDNESDAY MIDNIGHT VENUE ONLY (NO ACCOMMODATION*) (Wednesday event- collection of belongings before Thursday noon)		
<div>LOW</div> <div>£3,000 plus ceremony</div>	<div>MID</div> <div>£3,500 plus ceremony</div>	<div>PEAK</div> <div>£4,000 plus ceremony</div>
Either barn can be hired for a ceremony only, subject to availability, at £400 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.		
A minimum of £2000 deposit is required to secure your date.		

*Farmhouse available to hire at additional cost.

Mid week package for
up to 40 people†

THE PACKAGE FOR 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

The farmhouse and annex sleeping up to 17 people

overnight stay Monday & Tuesday night

Gardens & grounds

Round tables and chairs along with table cloths, napkins & place settings, including plates, cutlery and glasses

Ceremony seating

Welcome drinks (2 per person)

Table wine (half a bottle per person)

Toasting drink- Prosecco

3 course meal

Bose system with microphone for music and speeches

On the day wedding co-ordinator

Service of all of the above

Set up of the venue including ceremony aisle & laid tables

Low Season	Mid Season	Peak Season
<div>£7750</div> <div>(November, December, January, February, March)</div>	<div>£8250</div> <div>(October, April, February half term)</div>	<div>£8850</div> <div>(May, June, July, August, September, Christmas holidays, Easter holidays)</div>

2023 / 2024 prices. Each guest under 40 is £100 less per person. Maximum 40 guests, Minimum 20 guests, day and night.

<div>Option to add a 3rd night (subject to availability) low season £500, mid and peak £950</div>	<div>Option to add canapes at £10 per person</div>	<div>Option to add evening food at £12 per person</div>	<div>Option to add The Snug and The Piglets - our new accommodation ideal for guests attending the wedding</div>	<div>Special discounted rates available from Little Isle Photography & in-house florist, Afton Blooms (not included in package)</div>
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†(weekends available within 6 months of arrival for peak and 12 months arrival for low and mid, at £1000 surcharge Friday-Monday)

WEDDING PACKAGES

Fully Inclusive Package

THIS PACKAGE INCLUDES

Canapes & Welcome drinks *

Half a bottle of wine per person *

Jugs of still ice water

Main meal option

A glass of prosecco to toast the happy couple (lux includes champagne) *

Evening food *

Tea & Coffee

Cutting and serving of the wedding cake on platters

Service of all the above

Set up of the venue furniture and place settings ceremony and dining areas

Hire of cutlery, glasses, plates, napkins and table cloths

Unlimited furniture

Venue support and guidance including an on the day event coordinator

Ceremony surcharge fee

Exclusive use of the venue for the hire period

Accommodation in the farmhouse and annex for up to 20 guests (weekend only - surcharge for mid week)

Bose portable sound system

* These items can be removed or amended in a bespoke quote.

CHOICE OF WEDDING BREAKFAST OPTIONS

3 Course Meal (Classic or Luxe)

Sharing plates (Classic or Luxe)

BBQ Buffet

Bespoke options available

All that’s left for you to think about is how to entertain your guests eg DJ, Band, Casino, Crazy Golf, Photobooth - and the decorations required to personalise your event and make it your own.

Other extras available to hire, please enquire direct.

Please see website for details of all our wedding packages.

INCLUSIVE PACKAGE OPTIONS

Dry Hire base rate

	Low Season	Mid Season	Peak Season
Mid-week	£3,000	£3,500	£4,000
Weekend	£7,000	£9,000	£10,000

Prices per person for a full all-inclusive package

Should you wish to remove, reduce or change any of these elements, or amend guest numbers, we can create a bespoke price for you.

Per person adult price for full package (based on min 80 people)

3 course classic (day and evening)	£128
3 course luxe (day and evening)	£135
BBQ buffet 2 course (classic evening)	£117

The above prices are per adult. Please add these to the dry hire rate to give you your package price.

Children are a different rate - please enquire for a bespoke rate including children.

Surcharges for lower guest numbers (under 80 guests)

60 guests and under - £400 surcharge

61-70 guests - £300 surcharge

71-80 guests - £250 surcharge

80 plus adult guests - no charge

Breakfast Suggestions

Wedding Day Breakfast served in the main house - Continental (10 people minimum) from £10 per person with croissants, bagels, fresh fruit, granola and yoghurt, fresh orange juice. Full English (15 people minimum or £50 surcharge) £15 per person with toast, eggs, tomato, mushrooms, bacon, sausage, beans, coffee and tea.

Post wedding breakfast the following morning either at East Afton or The Cow Restaurant at neighbouring Tapnell Farm (minimum 40 guests) from £15 per person for Full English with unlimited tea / coffee / juice.

Prices valid to December 2024. Please add 10% onto the per person price for 2025 prices



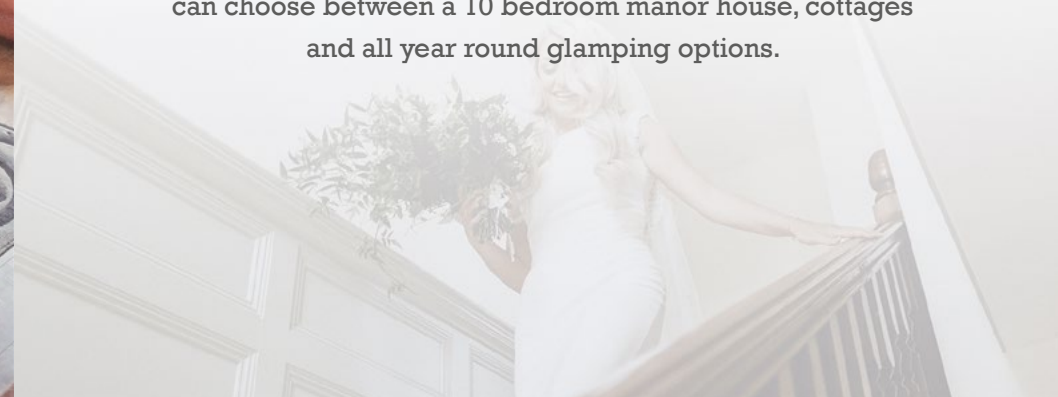
Accommodation

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 17 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)



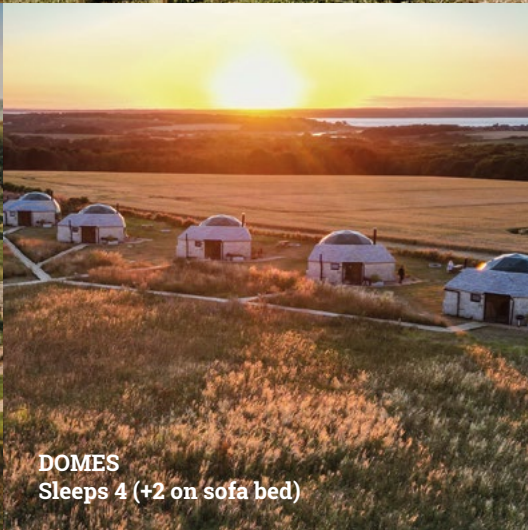
CABINS
3 bedrooms
Sleeps 8
(+2 on sofa bed)



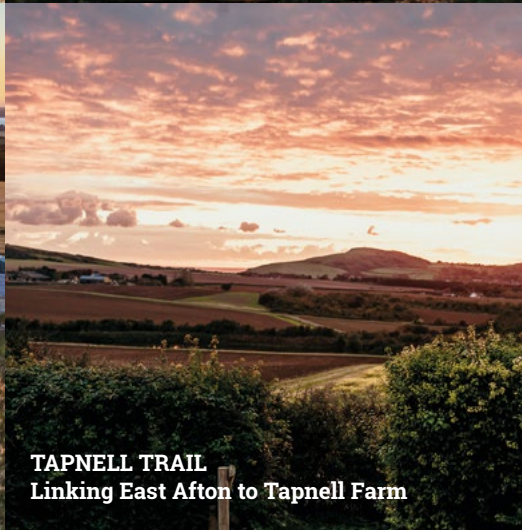
PODS
Sleeps 2 + 2 extra on sofa bed



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



DOMES
Sleeps 4 (+2 on sofa bed)



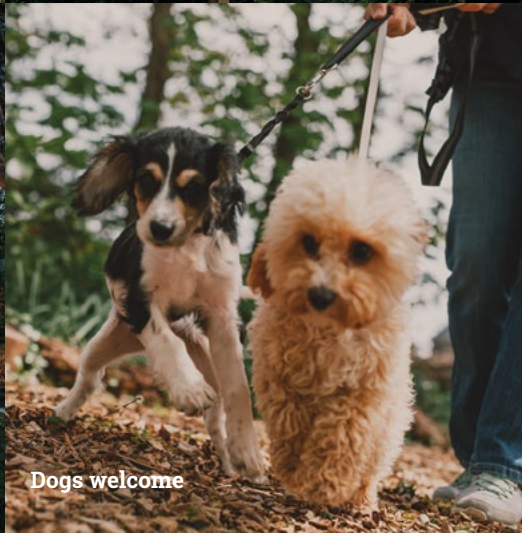
TAPNELL TRAIL
Linking East Afton to Tapnell Farm



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

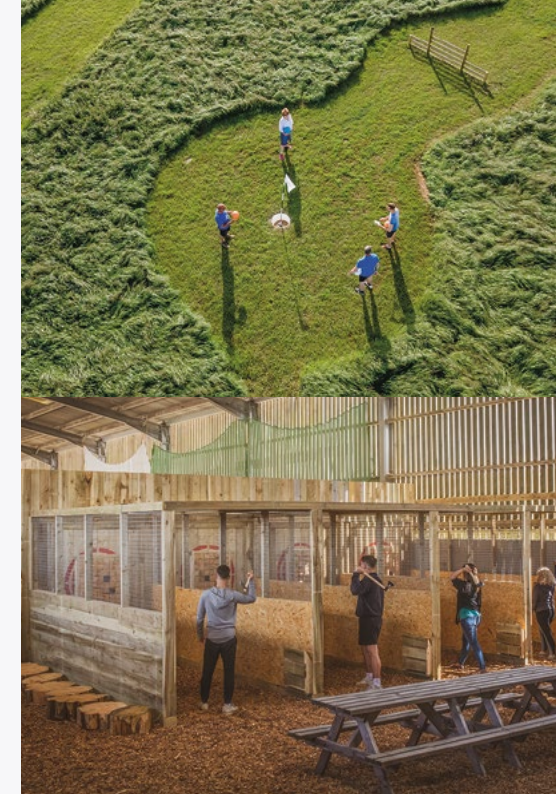
If you're looking to extend your wedding celebration and enjoy more quality time with your closest family and friends, then check out Tapnell Farm, our neighbouring sister farm.


With a wide range of award-winning accommodation, a great restaurant and a host of activities – Farm Park, Aqua Park, Clay Pigeon Shooting, Archery & Axe Throwing, 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 rates for our attractions available on request.
Please email: weddings@tapnellfarm.com





"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

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