

THE  
FERRY HOUSE



*Corporate Accommodation*







# Seamless Stays For Productive Retreats

**Enjoy 34 rooms across 11 guest rooms & 5 self catering cottages, with flexible sleeping arrangements.**

A successful corporate event isn't just about the agenda - it's about creating the right environment for collaboration, productivity and team connection.

At The Ferry House, our onsite accommodation offers a seamless blend of comfort and convenience, ensuring your delegates can focus on their event while enjoying a relaxing retreat in the heart of the Kent countryside.

Set within our family farmland and overlooking the Swale estuary, our 11 luxurious guest rooms and five self-catering cottages provide stylish and flexible accommodation options.

Whether you're hosting a single-day event with a restful overnight stay or a multi-day corporate retreat, our accommodation enhances your event experience, giving your team more time to connect, collaborate and unwind.



*34 Rooms*

Across 11 Ensuite Guest Rooms & 5 Cottages



# Accommodation Overview



**Choose between single, double or twin sleeping arrangements, as well as B&B or self-catering cottage options to suit your event size & budget.**

- 11 4\* ensuite B&B rooms sleep either 12 in single occupancy rooms, or 22 if sharing double beds.
- A 23 further bedrooms are just five minutes' from The Ferry House at our self-catering cottages.
- 22 of our cottage bedrooms are available as either double or twins, for a flexible sleeping set up.
- Additional double sofa beds are available at selected cottages on request.
- Accessible rooms & ensuite wet rooms are available at both The Ferry House & our cottages.
- Opt for self catering from our cottages, or enjoy catering options & our award-winning breakfast.





## *Guest Rooms*

Just steps from our event rooms, 11 Waterside and Coach House guest rooms sleep up to 12 in single occupancy rooms, or 22 sharing double beds.

Offering a restful retreat after a productive day, each room is thoughtfully designed with handmade beds, premium linens and ensuite bathrooms. Additional touches include a small desk space, Nespresso coffee machines, Smart TVs and an award-winning Kentish breakfast to start the day right. Rooms 6-11 also benefit from USB ports.



## *Guest Rooms*

11 rooms sleep either 12 in single occupancy rooms, or 22 if sharing double beds.







## *Coach House Room 6*

This elegant Coach House room is a refined retreat for corporate guests seeking both relaxation and productivity. Featuring a handmade super-king four-poster bed and stylish décor, it provides a luxurious space to unwind after a busy day of meetings or team-building activities.

The ensuite bathroom boasts a stunning free-standing copper bath, perfect for a rejuvenating soak before tackling the next day's agenda. Overlooking the tranquil Kitchen Garden, this room also includes a Nespresso coffee machine, a generous workspace and USB port.

### Room Features

SUPER KING FOUR POSTER BED

ENSUITE BATHROOM WITH STUNNING COPPER BATH

LOCALLY HANDMADE SOFT FURNISHINGS

NESPRESSO COFFEE MACHINE & DRINKS STATION

SMART TV WITH FREEVIEW

MINI FRIDGE

BRITISH MADE NOBLE ISLE TOILETRIES

DESK SPACE

USB PORT

AWARD WINNING KENTISH BREAKFAST









## *Coach House Room 7*

Designed with comfort and relaxation in mind, this inviting room is perfect for corporate event guests looking to unwind after a productive day. The handmade super-king sleigh bed provides a restful night's sleep, while soft grey tones and natural wood accents create a welcoming atmosphere.

The stylish ensuite features a rainfall shower, ensuring a refreshing start to the morning or a calming end to the day. Thoughtfully equipped with a Smart TV, a Nespresso coffee machine and comfortable seating, this room offers a peaceful escape from the demands of the working day.

### Room Features

SUPER KING SLEIGH BED

ENSUITE SHOWER ROOM WITH RAINFALL SHOWER

LOCALLY HANDMADE SOFT FURNISHINGS

NESPRESSO COFFEE MACHINE & DRINKS STATION

SMART TV WITH FREEVIEW

MINI FRIDGE

BRITISH MADE NOBLE ISLE TOILETRIES

SMALL DESK SPACE

USB PORT

AWARD WINNING KENTISH BREAKFAST









## *Coach House Room 8*

Work life balance during a corporate event is important, and this room provides just that.

The super-king bed and neutral-chic palette creates a calming atmosphere, ideal for recharging between sessions.

The ensuite rainfall shower provides a refreshing boost to start the day, and the well-appointed amenities - including a Smart TV, Nespresso coffee machine, and workspace - ensure a productive yet restful stay. Overlooking our Kitchen Garden, this room allows delegates to enjoy the tranquillity of nature while preparing for the next day's agenda.

### **Room Features**

**SUPER KING BED**

**ENSUITE SHOWER ROOM WITH RAINFALL SHOWER**

**LOCALLY HANDMADE SOFT FURNISHINGS**

**NESPRESSO COFFEE MACHINE & DRINKS STATION**

**SMART TV WITH FREEVIEW**

**MINI FRIDGE**

**BRITISH MADE NOBLE ISLE TOILETRIES**

**SMALL DESK SPACE**

**USB PORT**

**AWARD WINNING KENTISH BREAKFAST**









## *Coach House Room 9*

A striking room, with pheasant-themed styling inspired by the wildlife and natural beauty of our Harty Estate.

With an ensuite shower room, Smart TV and Nespresso coffee machine, this thoughtfully designed space provides everything needed for a comfortable overnight stay. Whether unwinding after a busy day of meetings or preparing for a new day of networking, this room offers a refreshing retreat with more than a touch of countryside charm.

### **Room Features**

**SUPER KING BED**

**ENSUITE SHOWER ROOM WITH RAINFALL SHOWER**

**LOCALLY HANDMADE SOFT FURNISHINGS**

**NESPRESSO COFFEE MACHINE & DRINKS STATION**

**SMART TV WITH FREEVIEW**

**MINI FRIDGE**

**BRITISH MADE NOBLE ISLE TOILETRIES**

**SMALL DESK SPACE**

**USB PORT**

**AWARD WINNING KENTISH BREAKFAST**









## *Coach House Room 10*

The standout feature of this spacious and inviting room is the elegant four-poster super-king bed, offering a restful space to recharge after a day of meetings and activities.

Overlooking the Kitchen Garden, the room provides a peaceful retreat with a luxurious ensuite shower room, Noble Isle toiletries and a Nespresso coffee machine for that necessary caffeine kick. Whether you're preparing for a big presentation or unwinding after a corporate dinner, this room ensures a comfortable and refined stay.

### **Room Features**

**SUPER KING FOUR POSTER BED**

**ENSUITE SHOWER ROOM WITH RAINFALL SHOWER**

**LOCALLY HANDMADE SOFT FURNISHINGS**

**NESPRESSO COFFEE MACHINE & DRINKS STATION**

**SMART TV WITH FREEVIEW**

**MINI FRIDGE**

**BRITISH MADE NOBLE ISLE TOILETRIES**

**SMALL DESK SPACE**

**USB PORT**

**AWARD WINNING KENTISH BREAKFAST**









## *Coach House Room 11*

This thoughtfully designed room provides a welcoming and accessible retreat for corporate guests. The super-king handmade sleigh bed ensures a restful stay, while soft grey tones and locally-made fabrics create a calming atmosphere.

Designed for ease and comfort, the spacious ensuite wet room and step-free access make this room ideal for guests with reduced mobility. With a Nespresso coffee machine, Smart TV and ample floor space for wheelchair maneuverability, this room offers practicality and relaxation for every delegate.

### **Room Features**

**SUPER KING BED**

**ENSUITE WET ROOM WITH RAINFALL SHOWER**

**LOCALLY HANDMADE SOFT FURNISHINGS**

**NESPRESSO COFFEE MACHINE & DRINKS STATION**

**SMART TV WITH FREEVIEW**

**MINI FRIDGE**

**MOBILITY FRIENDLY ADAPTATIONS & RAMP ACCESS**

**WHEELCHAIR ACCESSIBLE**

**BRITISH MADE NOBLE ISLE TOILETRIES**

**SMALL DESK SPACE**

**USB PORT**

**AWARD WINNING KENTISH BREAKFAST**









## *Waterside Room 5 Suite*

A refined and spacious room for corporate guests seeking the ultimate comfort during their stay. Featuring a super-king sleigh bed and a separate lounge area, it provides a luxurious space to relax, work unwind after your event.

The ensuite spa bath promises a rejuvenating soak, perfect for unwinding after a day of networking or strategic meetings. Wake up to breathtaking estuary views and start the day with a fresh Nespresso coffee before heading into a productive agenda.

### **Room Features**

**SUPER KING SIZED SLEIGH BED**

**STUNNING WATERSIDE VIEW**

**ENSUITE BATHROOM WITH SPA BATH**

**SEPARATE LOUNGE**

**FLATSCREEN TV**

**NESPRESSO COFFEE MACHINE & DRINKS STATION**

**MINI FRIDGE**

**BRITISH MADE NOBLE ISLE TOILETRIES**

**AWARD WINNING KENTISH BREAKFAST**









## *Waterside Room 4*

A striking and stylish retreat, this room features a four-poster bed and breathtaking estuary views.

The thoughtfully designed interior combines modern geometric patterns with warm, natural wood furnishings to create a refined yet welcoming environment.

With a Smart TV, Nespresso coffee machine and quality British-made toiletries, this room offers an ideal setting for your colleagues looking to recharge in peaceful surroundings after your corporate event.

### **Room Features**

**KING SIZE FOUR POSTER BED**

**ENSUITE SHOWER ROOM**

**ESTUARY & GARDEN VIEWS**

**LOCALLY HANDMADE SOFT FURNISHINGS**

**NESPRESSO COFFEE MACHINE & DRINKS STATION**

**SMART TV WITH FREEVIEW**

**BRITISH MADE NOBLE ISLE TOILETRIES**

**AWARD WINNING KENTISH BREAKFAST**









## *Waterside Room 3*

A welcoming retreat with a touch of indulgence, this room is perfect for guests who appreciate both comfort and style. The king-sized bed ensures a restful sleep, while the ensuite spa bath offers a rejuvenating soak after a busy day.

Overlooking the gardens with the estuary beyond, the room's peaceful setting provides a quiet space to unwind. A Smart TV and Nespresso coffee machine add to the thoughtful touches that make this an ideal choice for businesses seeking relaxation alongside productivity during their corporate event.

### Room Features

KING SIZE BED

ENSUITE SPA BATHROOM

ESTUARY & GARDEN VIEWS

LOCALLY HANDMADE SOFT FURNISHINGS

NESPRESSO COFFEE MACHINE & DRINKS STATION

SMART TV WITH FREEVIEW

BRITISH MADE NOBLE ISLE TOILETRIES

AWARD WINNING KENTISH BREAKFAST









## *Waterside Room 2*

This room offers complete comfort and tranquility. Individually styled, it features a luxurious king-sized bed, an ensuite shower room and thoughtful amenities, such as tea and Nespresso coffee-making facilities, luxurious toiletries, along with a Smart TV.

What truly sets this room apart are the sweeping views of the estuary, visible right from the bedside. The beautiful décor incorporates our signature symbol, the Harty pheasant, reflecting our 'Field to Fork' dining ethos, which you'll sample during your time with us. With both comfort and stunning views, this room provides a perfect retreat for those participating in your corporate event.

### Room Features

KING SIZE BED

ENSUITE SHOWER ROOM

ESTUARY & GARDEN VIEWS

LOCALLY HANDMADE SOFT FURNISHINGS

NESPRESSO COFFEE MACHINE & DRINKS STATION

SMART TV WITH FREEVIEW

BRITISH MADE NOBLE ISLE TOILETRIES

AWARD WINNING KENTISH BREAKFAST









## *Waterside Room 1*

Cosy, comfortable and stylish, this room can be arranged as a twin or double, and offers a perfect retreat for attendees during your corporate your event or retreat.

Drawing inspiration from the nearby Swale estuary, its soothing navy blue and crisp white tones create a relaxing atmosphere, complemented by soft furnishings featuring a charming 'geese in flight' design - a nod to our location between two bird reserves.

The room is thoughtfully equipped with a Smart TV, a Nespresso coffee machine and an ensuite shower

Guests will also welcome starting the next morning with our award-winning breakfast.

### **Room Features**

**TWIN OR DOUBLE BED OPTION**

**ENSUITE SHOWER ROOM**

**LOCALLY HANDMADE SOFT FURNISHINGS**

**NESPRESSO COFFEE MACHINE & DRINKS STATION**

**SMART TV WITH FREEVIEW**

**BRITISH MADE NOBLE ISLE TOILETRIES**

**AWARD WINNING KENTISH BREAKFAST**







# Self Catering Cottages

Just a short stroll from The Ferry House, our five Mocketts Farm Cottages provide a perfect blend of privacy, comfort, and quality team time for your corporate retreat.

Flexible to your needs, the cottages can be hired individually or together for up to 23 bedrooms, with 22 of those configurable as either doubles or twins, with accessible options.

Each cottage comes fully equipped with self-catering facilities, although catered options are also available at The Ferry House for a more relaxed experience. When it's time to unwind and bond, the cottages offer plenty of space to connect, with a shared games room, BBQ area, firepit and gardens with stunning countryside views.

*Mocketts Farm Cottages*

5 cottages offer up to 23 bedrooms, with 22 rooms available as double or twin rooms.









Available as accommodation or as an event space & stay hybrid.

## *The Farmhouse*

With views of the surrounding fields, this cottage is a lovely blend of country charm and modern comfort. Featuring eight ensuite bedrooms, it's a perfect retreat during your corporate event at The Ferry House, or can be used as a unique event space and stay hybrid.

The open-plan lounge, dining and kitchen area forms the heart of The Farmhouse, creating an inviting space for everyone to gather, while the large garden is ideal for alfresco entertainment.

With versatile accommodation options, including accessible bedrooms and a wet room, along with access to the shared Games Room, The Farmhouse ensures a comfortable and enjoyable stay for all.

### Cottage Features

8 ENSUITE BEDROOMS

9 BATHROOMS, INCLUDING GROUND FLOOR WET ROOM

LARGE OPEN PLAN KITCHEN & LIVING SPACE

LARGE ENCLOSED GARDEN & TERRACE

OUTDOOR FURNITURE, LOUNGERS & FIRE PIT

STUNNING COUNTRY VIEWS

ACCESSIBLE BEDROOMS AVAILABLE

DOG FRIENDLY WITH 2 ACRE EXERCISE Paddock

SHARED GAMES ROOM

FREE WIFI







# *The Farmhouse Floor Plan*

LARGE OPEN PLAN KITCHEN & LIVING SPACE

7 BEDROOMS AVAILABLE AS DOUBLE OR TWIN ROOMS

ONE ROOM CONTAINS DOUBLE & 1 SINGLE BED

8 ENSUITE BATHROOMS & GROUND FLOOR WET ROOM

2 GROUND FLOOR BEDROOMS







# The Saltings

This stunning converted barn has double-height windows and barn door shutters that make an unforgettable first impression. Inside, the spacious open-plan kitchen, lounge, and dining area provide a sociable setting for large groups.

The highlight is the dining area under a overhead mezzanine walkway, with lovely country views from the French Doors.

Rustic features like stone-flagged floors and exposed oak beams blend seamlessly with modern comforts, offering the best of both rustic charm and contemporary style. With six ensuite rooms, The Saltings ensures ample space for everyone to unwind in comfort during your corporate event.

## Cottage Features

6 ENSUITE BEDROOMS

6 BATHROOMS, INCLUDING GROUND FLOOR WETROOM

LARGE OPEN PLAN KITCHEN & LIVING SPACE

ENCLOSED GARDEN

OUTDOOR FURNITURE, LOUNGERS & FIRE PIT

STUNNING COUNTRY VIEWS

ACCESSIBLE BEDROOMS AVAILABLE

DOG FRIENDLY WITH 2 ACRE EXERCISE Paddock

SHARED GAMES ROOM

FREE WIFI







# The Settings Floor Plan

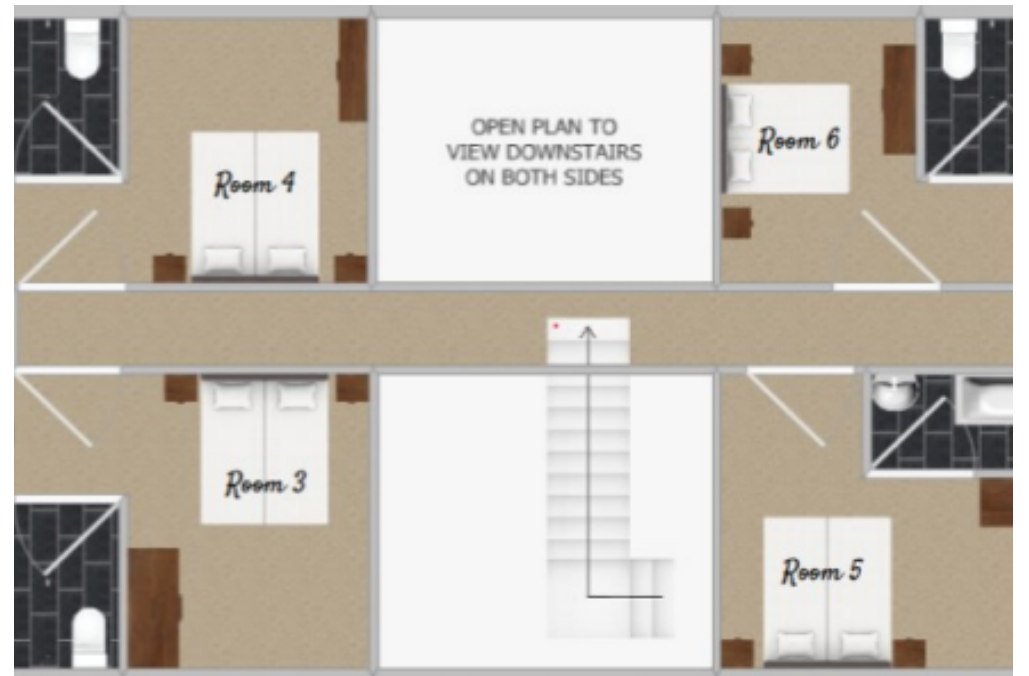
LARGE OPEN PLAN KITCHEN & LIVING SPACE

ALL BEDROOMS AVAILABLE AS DOUBLE OR TWIN ROOMS

2 GROUND FLOOR BEDROOMS

6 ENSUITE BATHROOMS, ROOM 1 HAS ENSUITE WET ROOM

ROOM FIVE HAS A BATH WITH OVERHEAD SHOWER







## Marsh View

Marsh View offers a perfect retreat for your attendees, with stunning views of the surrounding countryside.

The cottage combines rustic charm with bright, modern touches. Four bedrooms, including a ground-floor room with an accessible wet room, make it ideal for team members needing both comfort and accessibility during your celebration.

The homely kitchen and dining area adjoining a spacious lounge invites relaxation, while outside the peaceful terrace overlooks the Mocketts Farm duck pond.

### Cottage Features

4 BEDROOMS

3 BATHROOMS, INCLUDING GROUND FLOOR WET ROOM

LARGE HOMELY KITCHEN & LIVING SPACE

ENCLOSED GARDEN

OUTDOOR FURNITURE, LOUNGERS & FIRE PIT

STUNNING COUNTRY VIEWS

ACCESSIBLE BEDROOMS AVAILABLE

DOG FRIENDLY WITH 2 ACRE EXERCISE Paddock

SHARED GAMES ROOM

FREE WIFI

DOUBLE SOFA BED AVAILABLE







# Marsh View Floor Plan

SPACIOUS OPEN PLAN LIVING SPACE

2 UPSTAIRS BEDROOMS AVAILABLE AS DOUBLE OR TWIN ROOMS

ONE ROOM CONTAINS A DOUBLE BED & TWO SINGLE BEDS

1 ACCESSIBLE DOUBLE ROOM WITH WET ROOM

2 DOWNSTAIRS BEDROOMS ENSUITE, 1 UPSTAIRS SHARED BATHROOM

DOUBLE SOFA BED AVAILABLE







## *Fleet Lodge*

Set in a peaceful location with stunning views of the surrounding farmland, Fleet Lodge offers the perfect hideaway retreat for you and your colleagues. Its large arched windows flood the open-plan living, dining, and kitchen area with natural light, creating a bright and welcoming space for everyone to gather.

The rustic charm is complemented by modern comforts, with three cosy bedrooms that can be set up as doubles or twins, offering flexible accommodation for your group.

Guests can also enjoy the shared games room and outdoor space, with a BBQ fire pit and sun loungers to soak in the beautiful countryside views during your event downtime.

### **Cottage Features**

**3 BEDROOMS**

**2 BATHROOMS**

**LARGE OPEN PLAN KITCHEN & LIVING SPACE**

**ENCLOSED GARDEN**

**OUTDOOR FURNITURE, LOUNGERS & FIRE PIT**

**STUNNING COUNTRY VIEWS**

**DOG FRIENDLY WITH 2 ACRE EXERCISE Paddock**

**SHARED GAMES ROOM**

**FREE WIFI**

**DOUBLE SOFA BED AVAILABLE**







# *Fleet Lodge Floor Plan*

SPACIOUS OPEN PLAN LIVING SPACE

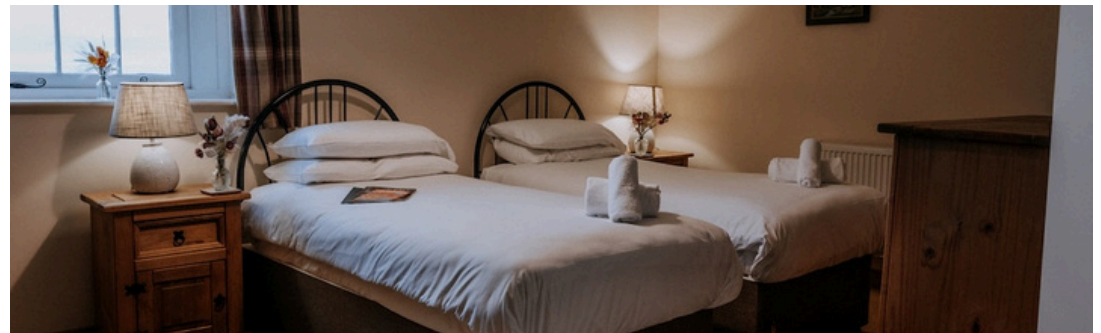
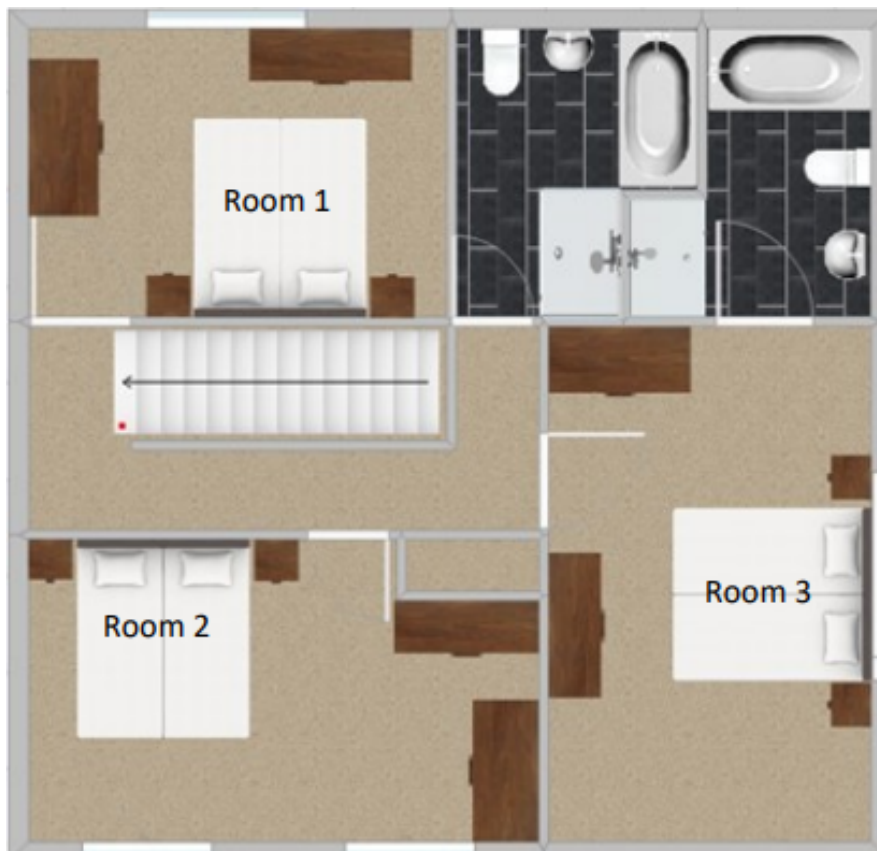
ALL BEDROOMS AVAILABLE AS DOUBLE OR TWIN ROOMS

MASTER BEDROOM WITH ENSUITE

ONE ADDITIONAL SHARED BATHROOM

GROUND FLOOR WC

DOUBLE SOFA BED AVAILABLE







## *Harrier's Nest*

This charming country cottage is perfect for a small group participating in your corporate event.

With its two cosy bedrooms, a snug lounge and a classic kitchen-diner, it offers a lovely combination of comfort and country character. With French doors opening straight to the countryside and views of the Mocketts Farm duck pond, it's an ideal spot to recoup and relax after a productive day.

Attendees can enjoy the shared Mocketts Farm games room, for a bit of friendly competition on the table tennis, pool and football tables.

### **Cottage Features**

**2 BEDROOMS**

**1 BATHROOM & GROUND FLOOR WC**

**HOMELY KITCHEN & LIVING SPACE**

**ENCLOSED GARDEN**

**OUTDOOR FURNITURE, LOUNGERS & FIRE PIT**

**STUNNING COUNTRY VIEWS**

**DOG FRIENDLY WITH 2 ACRE EXERCISE PADDOCK**

**SHARED GAMES ROOM**

**FREE WIFI**

**DOUBLE SOFA BED AVAILABLE**







# Harrier's Nest Floor Plan

BOTH BEDROOMS AVAILABLE AS DOUBLE OR  
TWIN ROOMS

UPSTAIRS SHARED BATHROOM WITH  
OVERHEAD SHOWER

GROUND FLOOR WC

DOUBLE SOFA BED AVAILABLE





Guest Rooms	Sleeps	Accesible	Details
Waterside Room 1	1-2	X	Twin or Double, Ensuite Shower
Waterside Room 2	1-2	X	King Bed, Ensuite Shower
Waterside Room 3	1-2	X	King Bed, Ensuite Bath
Waterside Room 4	1-2	X	King Bed, Ensuite Shower
Waterside Room 5 Suite	1-2	X	King Bed, Ensuite Spa Bath, Lounge
Coach House Room 6	1-2	X	Super King Bed, Ensuite Bath
Coach House Room 7	1-2	X	Super King Bed, Ensuite Shower
Coach House Room 8	1-2	X	Super King Bed, Ensuite Shower
Coach House Room 9	1-2	X	Super King Bed, Ensuite Shower
Coach House Room 10	1-2	X	Super King Bed, Ensuite Shower
Coach House Room 11	1-2	Yes	Super King Bed, Ensuite Wet Room



Mocketts Farm Cottages	Bedrooms	Sleeps	Double Sofa Bed	Bathrooms	Details
The Farmhouse	8	8-21	X	9	All rooms ensuite. 7 rooms configurable as double or twin beds. One room has a fixed double & single bed. Accessible bedrooms & wet room available.
The Saltings	6	6-12	X	6	All rooms ensuite. All rooms available as doubles or twins. Accessible bedroom & wet room available.
Marsh View	4	4-10+	1	3	2 upstairs bedrooms available as doubles or twins. One room contains one double bed & two single beds. One accessible double bedroom & wet room. Optional double sofa bed increases capacity.
Fleet Lodge	3	3-6+	1	2 + WC	All bedrooms available as doubles or twins. Optional double sofa bed increases capacity.
Harrier's Nest	2	2-4+	1	1 + WC	Both bedrooms available as doubles or twins. Optional double sofa bed increases capacity.







# Leisure Experiences

Our accommodation options open up a range of leisure, team building and wellness activities for you and your colleagues to unwind in our waterside hideaway. Designed to help you recharge and connect after a productive day of meetings, these moments of relaxation and social bonding will leave your team feeling refreshed and reinvigorated.







## *Leisure + Team Building*

From outdoor games and beautiful garden spaces to cosy firepits and a fun clay pigeon shoot, the below options can all be arranged by our team either via our own services, or using our handpicked network of Trusted Suppliers.

After all, it can't be all work and no play!

### Leisure Options

2 & 3 COURSE DINING BY OUR 2AA ROSETTE CHEFS

ONSITE CLAY PIGEON SHOOTING

SPA TREATMENTS

EVENING FIREPIT

ISLE OF HARTY WALKING TRAIL

ALFRESCO CATERING

GIN & WINE TASTINGS

PRIVATE PARTIES WITH DJ & ENTERTAINMENT OPTIONS

TEAM BUILDING ACTIVITIES VIA OUR TRUSTED SUPPLIERS







# Location

The Isle of Harty is a truly special corner of Kent. Described as “the nearest faraway place to London” it’s possibly the Garden of England’s best kept secret. Set within the Isle of Sheppey, it’s a unique ‘isle within an isle’ location of protected wetland reserves, countryside and coastlines, yet just 60 minutes from London. Exactly the kind of relaxed rural idyll that opens minds and builds teams.

With excellent road links from M2 and M20, we’re easy to reach for a true ‘out of office’ experience.

## CONTACT US

The Ferry House  
Harty Ferry Road  
Harty  
Kent  
ME12 4BQ

[events@TheFerryHouseInn.co.uk](mailto:events@TheFerryHouseInn.co.uk)  
[www.TheFerryHouse.co.uk/corporate](http://www.TheFerryHouse.co.uk/corporate)  
01795 510 214



TheFerryHouseHarty



The Ferry House

THE  
FERRY HOUSE

