

THE
FERRY HOUSE



Corporate Events

Escape the office....

Inspiring Spaces For Productive Retreats



Productivity meets tranquility just 60 minutes from London

**Host your corporate event or overnight retreat for
2-350 delegates in our peaceful, waterside seclusion.**

Set in the heart of the Kent countryside overlooking the Swale estuary, The Ferry House is more than a corporate event venue - it's a place to step away from everyday distractions, reconnect, refocus and achieve more.

From strategic off-sites and leadership retreats to team-building days and company celebrations, our exclusive-use event spaces provide a versatile yet professional backdrop. With attentive service and a setting designed to inspire, we create an environment where ideas flow and teams thrive.

With award-winning dining crafted from homegrown, home farmed and local Kent produce, luxurious on-site accommodation, and plenty of space to unwind in nature, we offer a complete retreat experience.

Our dedicated team is on hand to support you, tailoring every event to suit your needs. From bespoke event management, planning team-building activities, or simply ensuring that every detail is taken care of, we leave you free to immerse yourselves in fresh thinking and go away feeling re-energised.



Why hold your corporate event at The Ferry House



Tranquil Location

A secluded yet accessible, distraction-free setting in the Kent countryside, just 60 minutes from London.

Not Your Average Corporate Event

Forget chain hotels & sparse rooms - choose our family-owned 16th century venue, for refined & relaxed events.

Flexible Event Spaces

Characterful & accessible spaces hold events from 2-350 delegates with multiple layout possibilities.

Exceptional Dining

Plot-to-plate dining from our exceptional chefs, crafted from our homegrown, family farmed & local Kent produce.

Accommodation & Multi-Day Retreats

Stylish onsite stays in 34 rooms from our Guest Rooms & Farm Cottages, including accessible accommodation.

Enrichment & Leisure Experiences

Enhance your event with tastings, Kitchen Garden tours & leisure & team building activities.

Bespoke Event Planning

Our experienced event team will ensure every detail is seamlessly managed.

Everything You Need

Complimentary use of our TV screen, projector & flipcharts, with delegate packs also available.

Sustainable Corporate Events

Our green ethos compliments your business sustainability pledges.



Event Spaces

Meetings, Conferences, Retreats,
Private Parties & Private Dining



The Hop Barn

The Hop Barn offers an exclusive-use, character-filled setting for corporate events, combining rustic charm with modern amenities. Overlooking the Swale estuary, this versatile space is perfect for meetings, workshops, and company celebrations.

With high ceilings, exposed beams and plenty of natural light, it strikes the perfect balance between a professional and relaxed atmosphere.

The Hop Barn can be tailored to suit your needs, with AV options, flexible layouts, and tranquil surroundings, it's an ideal space to think and connect.

Room Features

FLEXIBLE LAYOUTS FOR 10-100 ATTENDEES

CHARACTERFUL BARN EVENT SPACE WITH KENT HOPS

ADJOINING LOUNGE & BAR

OPTIONAL IN-ROOM PRIVATE BAR

FRENCH DOOR ACCESS TO PRIVATE TERRACE & GARDEN

ESTUARY VIEWS

AV EQUIPMENT, FLIPCHARTS & DELEGATES PACKS

ACCESSIBLE EVENT SPACE



Artist's Impression - Opening April 2026

Spring Barn

Opening in April 2026, Spring Barn is set to redefine corporate events with its unique blend of rustic charm and modern elegance. Designed with a clear-span 'hammerbeam' oak frame and a cathedral-like ceiling, there are no vertical columns to obstruct views.

Whether you're hosting a conference, gala dinner, or celebration, Spring Barn provides a prestigious yet relaxed setting that leaves a lasting impression.

Purpose-built for flexibility, Spring Barn's layout options suit 130-350 guests. Guests can enjoy the in-room bar, lounge and dance floor options, or step outside to the courtyard, waterside terrace, and garden for networking, drinks receptions, or breaks in the fresh air.

Room Features

FLEXIBLE LAYOUTS FOR 130-350 ATTENDEES

EXCLUSIVE VENUE USE

BI-FOLD WINDOWS OPEN TO PRIVATE TERRACE & GARDEN
ESTUARY VIEWS

AV EQUIPMENT, FLIPCHARTS & DELEGATES PACKS

IN-ROOM DANCE FLOOR, BAR & LOUNGE

COURTYARD LOUNGE

ACCESSIBLE EVENT SPACE



The Farmhouse

The Farmhouse cottage offers a unique corporate retreat experience, blending relaxed hospitality with a productive live-in event setting for up to 21 delegates.

With a spacious, open-plan ground floor and eight ensuite bedrooms, it provides the perfect balance of connection and privacy, allowing teams to collaborate, unwind and stay together while enjoying their own space.

Bedrooms can be arranged as double or twin rooms, with flexible catering options including self-catering or award-winning dining at The Ferry House. Delegates can also enjoy leisure facilities such as a shared games room, BBQs and a private garden with stunning countryside views - ideal for a refreshing and inspiring corporate stay.

Cottage Features

A UNIQUE EVENT/STAY HYBRID FOR UP TO 21 DELEGATES

LARGE OPEN PLAN KITCHEN, DINING & LIVING AREA

8 ENSUITE BEDROOMS, CONFIGURED AS DOUBLES OR TWINS

ACCESSIBLE BEDROOMS & WET ROOM

PRIVATE GARDEN & TERRACE WITH STUNNING VIEWS

SLEEPS 8 AS SINGLE OCCUPANCY OR UP TO 21 SHARING

LARGE BANQUET STYLE TABLE

AV EQUIPMENT, FLIPCHARTS & DELEGATES PACKS

SELF CATERED & CATERED OPTIONS





The Meeting Room

The Meeting Room at The Ferry House is the perfect space for smaller corporate meetings of up to five people, or as a breakout room for larger events.

With its relaxed yet stylish atmosphere, the room offers a professional and inviting setting.

Ideal for businesses seeking a dedicated meeting space without the need for a permanent office, the room is available for flexible bookings—whether for a few hours or the entire day.

It's a relaxed, comfortable space that ensures your team can meet, collaborate, and achieve their goals in a welcoming environment.

Room Features

RELAXED MEETING SPACE FOR 2-5 PEOPLE

IDEAL BREAKOUT AREA DURING LARGER EVENTS

RELAXED SOFA SEATING

AV EQUIPMENT & FLIPCHARTS AVAILABLE

CATERING OPTIONS



The Boardroom

The Boardroom is an elegant and functional setting for formal group meetings, accommodating up to eight people around a striking handmade wooden table.

Equipped with a wall-mounted screen and wireless connectivity, it's perfect for presentations, strategy sessions, or as a breakaway space during larger corporate events.

With flexible booking options, the Boardroom can be reserved for a few hours or an entire day.

It's a refined space that combines style with practicality, ensuring your meetings are both productive and professional.

Room Features

FORMAL MEETING SPACE FOR UP TO 8 PEOPLE

IDEAL BREAKOUT AREA DURING LARGER EVENTS

WALL MOUNTED SCREEN WITH WIRELESS CONNECTIVITY

MORE AV EQUIPMENT & FLIPCHARTS AVAILABLE

CATERING OPTIONS

Capacities, Room Sizes + Layouts



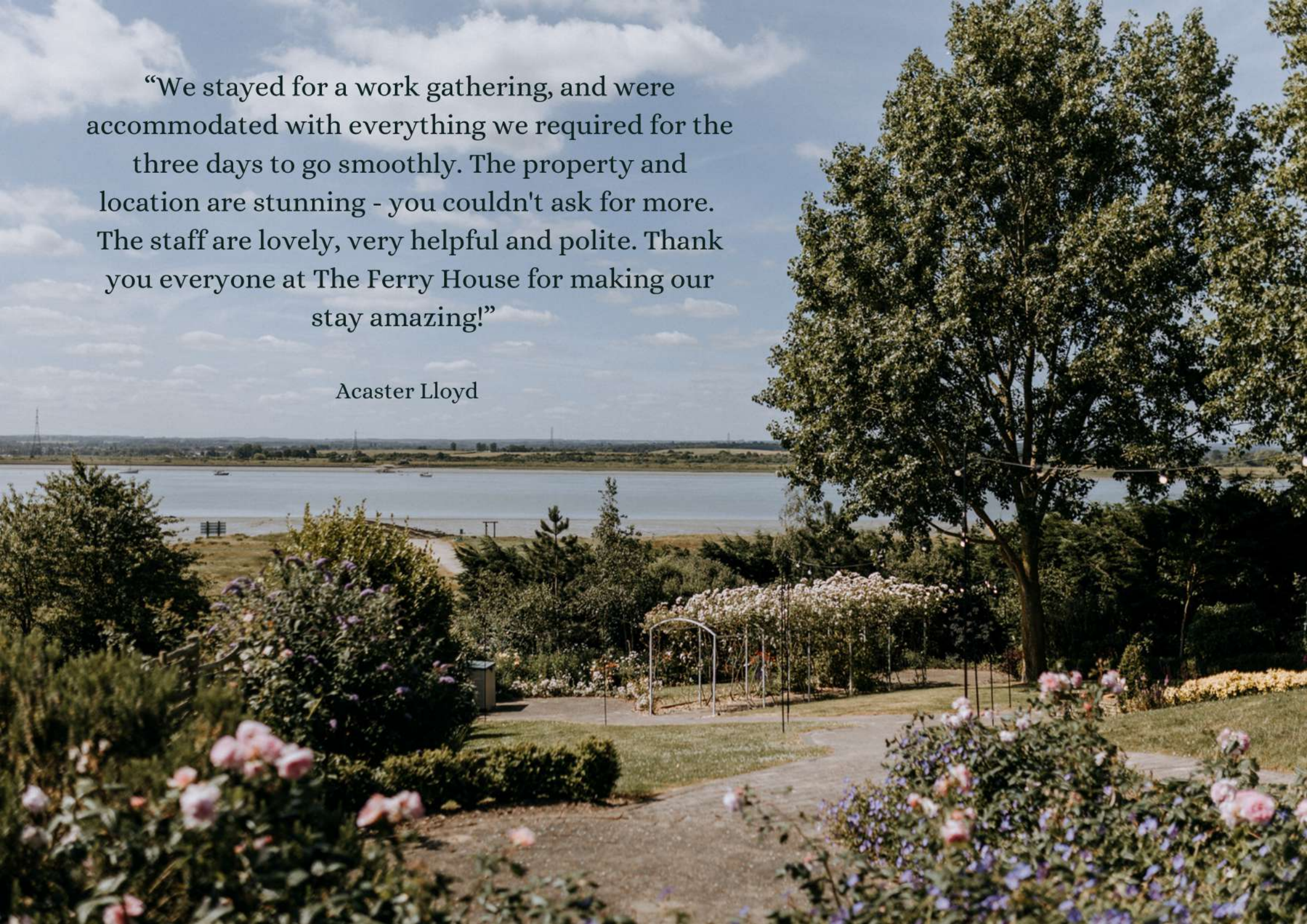
	Banquet	Cabaret	Theatre	Classroom	Boardroom	U-Shape	Horseshoe	Metres Squared	Square Feet
The Hop Barn	70	40	100+	21	28	16	50	112	1205
Spring Barn (From April 2026)	260	130	200+	x	60	60	150+	276	2970
The Farmhouse	x	x	x	12	22	14	22	91	979

Capacities are approximate, depending on your layout requirements.



“We stayed for a work gathering, and were accommodated with everything we required for the three days to go smoothly. The property and location are stunning - you couldn't ask for more. The staff are lovely, very helpful and polite. Thank you everyone at The Ferry House for making our stay amazing!”

Acaster Lloyd



A photograph of a greenhouse interior. In the center, a large, bushy tomato plant is covered in green leaves and small red tomatoes. A green watering can is hanging from the metal frame above the plant. The greenhouse structure is made of metal poles and translucent plastic. In the foreground, wooden stakes are visible, and the ground is covered with various green plants and small yellow flowers. The text "Home Born Food + Drink" is written in a white, cursive font across the middle of the image.

Home Born Food + Drink



Our Food Ethos

We know great food and drink are at the heart of bringing people together.

During your event you'll enjoy dining crafted from our homegrown Kitchen Garden produce, family-farmed salt-marsh grazed beef, wild Harty Estate game and quality Kentish produce.

Our ethos also extends to the bar, where you can try a wealth of Kitchen Garden inspired cocktails and mocktails, Kent beers, wines and soft drinks, not to mention a selection of Copper Rivet spirits made using our family-farm grains.



Homegrown, Family Farmed & Local Kent Produce





Dining at The Ferry House

Great food has the power to turn a good event into an unforgettable one.

At The Ferry House, our award winning chefs create dishes that do just that - delicious, beautifully presented, and designed to suit your style of event.

Whether you're after a formal sit-down meal, a relaxed grazing table, or a Kentish hog roast, your guests will be well-fed, well-refreshed and ready to make the most of your event.

Dining Options

2 & 3 COURSE DINING

GRAZING TABLE

KENTISH HOG ROAST

CANAPES

SIGNATURE BROWNIE CAKE

POWER SNACKS

DRINKS CARTS & BESPOKE DRINK STATIONS

AWARD WINNING KENTISH BREAKFAST

AND MORE

DIETARIES CATERED FOR



A bedroom featuring a dark wood four-poster bed with a white and blue patterned duvet and several pillows. The bed is positioned against a wall with floral wallpaper. To the right of the bed is a wooden nightstand with a white lamp. To the left of the bed is a black radiator and two framed pictures on the wall. The floor is made of dark wood.

Event Accommodation

*More time to connect,
collaborate + team build*

**Extend your event beyond the meeting room with our
luxurious accommodation options.**

A successful corporate event isn't just about the agenda – it's about creating an environment where both productivity and relaxation thrive. Our luxurious accommodation allows you to extend your event and forge deeper team connections outside of the confines of the office.

**Flexible accommodation options include 11 beautiful
Guest Rooms & five self-catering cottages:**

- 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 our 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 our award-winning breakfast the next morning.





Guest Rooms

Our 11 Waterside and Coach House rooms offer a luxurious, convenient respite after a productive day.

Each is ensuite and has been designed with thoughtful touches, including handmade beds, soft linens and British-made bath products.

For that next morning pick-me-up there are also Nespresso coffee machines, not to mention our award-winning breakfast. The six Coach House rooms have USB charging points, while room 11 is accessible with an ensuite wet room.



Ensuite Guest Rooms

Sleep 12 in single occupancy rooms, or
22 sharing double beds





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.

Five Country Cottages

Sleep 23 in single occupancy rooms, or up to 53 in shared rooms.
Additional double sofa beds are available in select cottages.



Leisure Experiences





Unwind Together

We offer a range of leisure and wellbeing experiences designed to help your team unwind, recharge, and connect. After a productive day of meetings or activities, it's the perfect opportunity to relax and enjoy some fun together.





Leisure + Team Building

From outdoor games and beautiful garden spaces to cosy firepits and a fun clay pigeon shoot, these moments of relaxation and social bonding will leave your team feeling refreshed and reinvigorated.

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

ONSITE CLAY PIGEON SHOOTING

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,

ARRANGED ON YOUR BEHALF

Private Dining + Parties

Good food, good company and good times in a beautiful waterside setting. Whether you want a private dinner for 10+ or a party for 30-180, we'll help you make it unforgettable.

Our 2AA Rosette chefs serve up incredible menus using our homegrown, family farmed and locally sourced produce. With entertainment options, luxurious accommodation and seamless planning, you can enjoy the moment while we take care of the rest.





Green Ethos

If your company values sustainability, you'll find a like-minded partner in The Ferry House. Owned by a local third-generation farming family, caring for the land around us isn't just a policy – it's a sincere way of life.

From growing, farming and foraging much of our own produce - keeping your event food miles low, to minimising food waste, using green energy and supporting biodiversity, sustainability runs through everything we do.

Sustainable Practices

ULTRA-LOW FOOD MILES

HALF AN ACRE OF SOLAR PANELS

WATER FROM OUR TREATED WELL

SUSTAINABLE, HIGH WELFARE FARMING

COMPOSTING & MINIMISING FOOD WASTE

REDUCED CHEMICALS & PESTICIDES

SUPPORTING BIODIVERSITY

HABITAT PRESERVATION

LOCAL BUSINESS PARTNERS

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

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