



TOWN HEAD

LAKESIDE WEDDINGS

2025 BROCHURE





Photograph: Jo Greenfield

Front cover photograph: Jo Greenfield



THE ESTATE

Town Head Estate, which hugs the southern tip of Lake Windermere, originally dates back to the 1400s. It was substantially remodelled in the 1800s when it was bought as a hunting lodge by the High Sheriff of Lancashire. It then remained in the same family for some 200 years before the Estate was bought by Cheryl and David Cox in 2019.

Town Head was something of a sleeping beauty, hidden from public view and in need of some love and attention. The Cox family therefore embarked on a full restoration of the Estate, which brought the first fairytale wedding to Town Head in May 2021.

Town Head has played host to a colourful cast of characters over the years, who have found the tranquillity of the Lake and the beautiful parkland a welcome retreat. Author Arthur Ransome, who wrote the children's adventure story "Swallows and Amazons" fished here as a family guest while John Ruskin and Beatrix Potter were also regular visitors. In fact, Beatrix Potter bought a beautiful black pig from Town Head, which went on to feature as Pig-wig in the tale of Pigling Bland, and she presented the Estate's then owners with a carved ivory pig which remains in their collection to this day. (The pig sty itself has also been restored and has featured in more than one wedding gallery!)

Perhaps most intriguing is the story that, as a much photographed young royal, Princess Margaret visited Town Head on many occasions, where the absence of any public rights of way over the Estate enabled her to walk around undisturbed, accompanied by no more than one bodyguard and a gin and tonic!

Every good fairytale deserves a happy ending, and with Town Head now fully restored to her former glory, we could not be happier to be able to open the doors and welcome you to the most beautiful and unique wedding destination in the Lake District.



Photograph: Jo Greenfield



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BEAUTIFUL UNSPOILT LOCATION

Nestled on the south-eastern shores of Lake Windermere within the world-renowned Lake District National Park, Town Head offers the most breathtaking location for your wedding day. Set in 130 acres of private grounds with half a mile of private lake shoreline, Town Head brings you a destination wedding venue that is as magical as it is unique, combining intimacy, charm, and breathtaking scenery.

Our Boat House and extensive parkland provide an enchanting backdrop for a day filled with love, joy, and unforgettable moments. Lake Windermere was recently voted the most romantic place in the UK, and with glorious views over stunning parkland towards the lake and fells beyond, the hustle and bustle of everyday life feels a thousand miles away.

With your wedding at Town Head, you will be staying in the heart of one of the most beautiful national parks in the country. Why not spend a few extra days in the area and take time to go out walking, cycling or enjoying the many watersports on the lake itself.

Getting to Town Head couldn't be easier. We are just a 20 minute drive from Junction 36 of the M6. For those travelling by train, Oxenholme Station is a similar distance and about 2 hours 40 minutes from London. Newby Bridge is a mile away, providing a wealth of hotel accommodation. The popular tourist destination of Bowness on Windermere is also just a 10 minute drive up the lake with a host of independent shops, restaurants, cafes and accommodation.



Photograph: Jo Greenfield



Photograph: Jo Greenfield



Photograph: Ailsa Reeve



Photograph: Jo Greenfield





Photograph: Ailsa Reeve

THE WEDDING BARN

In Spring 2021, we opened the doors to our newly renovated Wedding Barn to provide what we consider to be the ultimate wedding venue. There really is no other venue like it in the UK.

Remaining true to the natural beauty of the building itself, our Wedding Barn is the perfect combination of traditional and modern. Exposed stone walls and beautiful oak beams are brought to life by modern twists in terms of LED lighting and inbuilt sound system, whilst underfloor heating guarantees that your guests can relax in comfort all year round.

As a traditional stone bank barn, it is built across two levels with direct access from each, ensuring the Barn remains fully accessible. On the lower level is a stylish bar and cosy lounge area with relaxed seating, perfect for catching up with friends and relatives. Open stairs lead up to the ceremony and event space, where the warmth of the natural stone and original timber barn doors gives an ethereal almost chapel like feel, flooded with natural light. We can comfortably accommodate 120 seated guests for a ceremony and wedding breakfast, and the space works perfectly for both intimate and larger gatherings.



The Wedding Barn itself is set in the most stunning surroundings. What was once a farmyard has been transformed into an elegant terrace with a grand staircase leading directly down into beautifully landscaped gardens complete with a Band Stand. In addition, what was once a traditional “long drop” outside WC has been given a new lease of life as a cocktail and gin bar. With decking overlooking the gardens, it can be incorporated into your celebrations however you wish. Perhaps a cocktail hour after your wedding breakfast to kick start the party!

The Wedding Barn has been sympathetically modernised to include lighting, in built speakers and a PA system to minimise the list of things you need to organise. We can provide traditional round tables or rustic trestles, together with oak cross-back chairs for both the ceremony and the Wedding Breakfast.

We take our sustainability responsibilities very seriously, and as such we have removed all fossil fuel boilers from the estate, replacing them with a wood chip biomass boiler which is designed to run on timber grown here at Town Head. This way, our heating and hot water requirements can be operated in tandem with our forestry management plan and the responsible maintenance of our woodlands.

Car parking in the adjoining paddock (for up to 70 cars) is conveniently located, but neatly out of sight of the main entertaining spaces.



Photograph: Jo Greenfield



Photograph: Katrina Bartlam



Photograph: Nanda Wedding Photography



Photograph: Ailsa Reeve



Photograph: Marta D Weddings



Photograph: Eriin Browne



Photograph: Eriin Browne



Photograph: Jo Greenfield

CATERING

All of our delicious food at Town Head is provided exclusively by Karen Rhodes Weddings and Events (www.karenrhodes.co.uk). Using local ingredients produced here in the Lake District wherever possible, they offer a diverse and flexible menu combined with outstanding service. Pricing is competitive and every menu is bespoke, meaning that you and your guests can enjoy a menu that is completely unique to you.

If you prefer something a bit different, then why not hire their food van or pizza truck? Either (or both) can be a fantastic option for evening food. Wrap around catering, including drop off takeaway style meals, catered barbeques or slap up breakfasts are also available should you wish to plan additional meals for you and your guests in the days either side of your wedding.

Please note that the catering costs are not included in the prices at Town Head, as this is something that you will arrange separately with Karen Rhodes Weddings and Events once you have booked your date with us. However, we have installed a full catering kitchen to ensure that additional costs are avoided wherever possible and that everything runs seamlessly on the day.

We take no commission from any of our suppliers, including Karen Rhodes. We work exclusively with Karen Rhodes purely because we have seen first-hand the magic that they bring to weddings at Town Head.



DRINKS

We have built not one, but two of the most beautifully stylish bars for you to enjoy. The main bar is inside the Wedding Barn, stocking everything you would expect on your wedding day including draft beers, wines and spirits, in addition to an outside gin and cocktail bar with decking overlooking the gardens. We have an amazing wine list and we are happy to source any special requests wherever possible. As such, all drinks should ideally be sourced through Town Head, and we are able to offer a variety of drinks packages to suit all tastes and budgets.

However, people like what they like and so if you do prefer to bring your own wine or fizz then we are happy for you to do so, subject to reasonable limits and payment of a corkage charge (see FAQs).

Our team are happy to provide drinks from either of our two bars, or we will happily serve drinks to you and your guests at the Boat House, the Croquet Lawn, the Kitchen Gardens, the lake shore, or anywhere else you can think of to fit with your plans.



Photograph: Jo Greenfield



Photograph: Melissa Beattie



Photograph: Ailsa Reeve



Photograph: Jo Greenfield



Photograph: Willow and Wilde



Photograph: AJ Photography



Photograph: Jo Greenfield



Photograph: Ailsa Reeve



Photograph: Jo Greenfield



Photograph: Ttree Dawson



Photograph: Jo Greenfield



Photograph: Jo Greenfield



Photograph: David Walters

OUTDOOR CEREMONIES

One of the many features that sets Town Head apart is the sheer number and variety of the most beautiful spaces for an outdoor ceremony.

The most enchanting backdrops await you around every corner, giving you the opportunity to plan a ceremony as unique as the two of you.

The only thing we can't guarantee is the weather, although we will always take that decision together once you arrive and plan accordingly, with the Barn waiting in the wings as a wet weather contingent.



Photograph: Red Sweets Photography

The Lake View Terrace

For couples who envision an outdoor ceremony surrounded by the natural beauty of the lakes, the Lake View Terrace at Town Head Estate provides an unforgettable setting. What was once the croquet lawn has been opened up to reveal sweeping, unspoiled views stretching out over the parkland and down to the lake.

Framed by nature, this elevated open-air setting brings a sense of tranquillity to your ceremony, letting you celebrate your love with the beauty of the landscape all around you.

Whether you prefer understated elegance or a riot of colour, you can style your ceremony to reflect your personal vision. Imagine a flower-adorned aisle leading you to the altar, or a beautifully arranged archway framing the lake in the background, a truly magical atmosphere for your "I do" moment.



Photograph: Cath Prescott

The Orchard

The Orchard is the beautiful lawned garden area located immediately in front of the Wedding Barn. You can make your grand entrance from either the Bridal Cottage, or from the main staircase leading down from the terrace. With the Wedding Barn as a backdrop, and surrounded by flower borders and apple trees, the Orchard is the perfect location for an English garden party wedding. The proximity to the Barn also means that it is relatively straightforward to relocate inside in the event of inclement weather.



Photograph: Katrina Bartlam

The Kitchen Gardens

The Lake District is renowned for the beauty of its gardens, which have inspired the likes of Beatrix Potter and William Wordsworth along with countless others. The Kitchen Gardens at Town Head are no exception and provide one of the most stunning features of the estate.

Once a functional garden feeding a household of 20 residents and staff, they have been completely remodelled and relandscaped to provide a mixture of formal flower beds, riotously colourful borders, and modern sculpture.

They are also host to beautiful archway topped with climbing roses, itself a viewing platform providing the most breathtaking and far-reaching views over the gardens, parkland and Lake Windermere beyond.

The kitchen gardens can be used for smaller ceremonies, drinks receptions, or simply as a backdrop for the most stunning photography to capture the magic of your day.



Photograph: David Stubbs

By the Water

For those wanting to get married as close as they possibly can to the lake, we have two fabulous locations, both of which are licensed for ceremonies.

The first is a grassy area on immediately adjacent to the Boat House and overlooking the lake. The area is sloped and gives the feeling of amphitheatre seating. There are few backdrops more beautiful, and a wedding here really is unforgettable.

Alternatively, and for the adventurous at heart, you could exchange your vows on the beach itself. As with any beach, it is not ideal for heels or formal seating, but we tend to find that the couples who choose this as their ceremony location do not really mind!



Photograph: Mindy Coe

The Park

This is a usefully wide and flat area located in the parkland, set back slightly from the lake shore, but keeping all of the lake views. This area gives you the option of creating your own unique ceremony space in the great outdoors, although you may be visited by the odd wandering sheep or donkey.



Photograph: Jo Greenfield

The Tree Circle

This is a special area with a distinctly woodland feel. It comprises a circle of ancient trees, situated in the parkland next to Lake Windermere, and benefitting once again from beautiful views across the park and over the lake. This is perfect for those would prefer a more informal earthy location for a wedding, where guests can be seated in the round with the happy couple taking centre stage.





Photograph: Jo Greenfield

THE BOAT HOUSE

For couples seeking a truly unique and romantic lakeside wedding, the Boat House at Town Head offers an enchanting setting that combines the tranquillity of the lake with a touch of adventure. Nestled right at the water's edge, the Boat House provides an intimate, atmospheric location where you can exchange your vows surrounded by panoramic views of the lake and hills beyond.

With capacity for up to 30 guests, imagine a ceremony overlooking the lake, or even on the shingle beach (also licensed for ceremonies), with the beautiful waters of Lake Windermere stretching out before you.

With your own private jetty, you could arrive by Boat, or even treat your guests to a cruise as part of your celebration. Whether that's on our gorgeous Motor Yacht Marguerite, or through Windermere Lake Cruises who have a variety of launches depending on your guest numbers.

A ceremony in the Boat House is the perfect way to immerse yourself in your surroundings and create a wedding that is as unique as the two of you.

You are welcome to use both the Boat House and the jetty for your photos at no additional charge.

However, if you are planning on staying with us for an additional night, why not invite your family and friends to join you the day after the wedding for a barbeque on the beach and a play on the lake?



*Lake Windermere provides
a stunning backdrop to your
perfect day.*

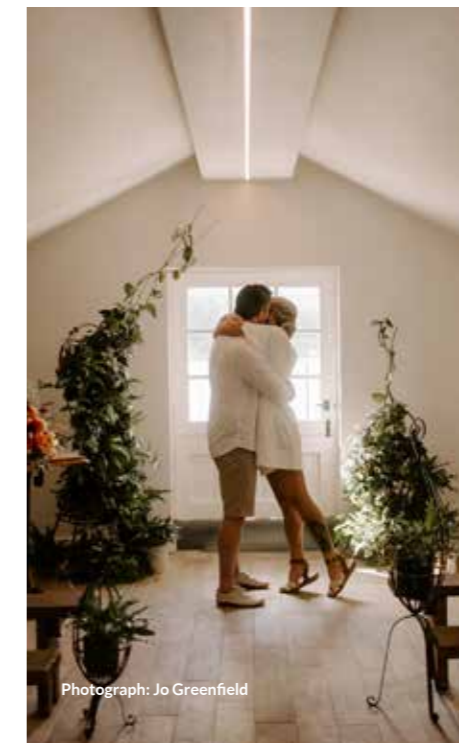
Photograph: Jo Greenfield



Photograph: Jo Greenfield



Photograph: Willow & Wilde



Photograph: Jo Greenfield



Photograph: Willow & Wilde

THE TOWN HEAD FLEET

The Wedding Buggy

Access to the various spaces that make up the Estate is straightforward, especially with our trusty golf buggy on standby should you or your guests need some assistance getting around. It's also handy for whisking you and your photographer away at the last minute with shoes intact for those beautiful golden hour photos at the lake!

Our Vintage Land Rover

Town Head is bigger than you think. Not only does it stretch all the way down to the lake, it also extends way up onto the fells towards Gummers Howe. So for those epic sweeping landscape shots at sunset, what better way to take you there than in our original 1952 vintage land rover defender?

Access to this stunning piece of motoring history is complementary when used around the estate. However, if you'd like to use it to go further afield, perhaps to your church ceremony, then we are happy to oblige. She's an old girl, and so additional charges will apply to take her off the estate, please see our terms and conditions for more details.



Photograph: Tilee Dawson

Marguerite

The undisputed jewel in the crown of the Town Head fleet, Marguerite is a brand new model F45 flybridge yacht from the titans of the British yachting industry, Princess.

What can you expect on board? A fabulous two storey entertaining space with main deck saloon and flybridge that allows you to enjoy the very best of the lake from the absolute lap of luxury. Two en-suite bathrooms in the lower deck provide shower and changing facilities should you decide to pause for a swim during your cruise.

With full heating, sound system and galley, the yacht is designed to offer maximum luxury entertaining space in any weather and is licenced to carry a maximum of 12 guests.

We are pleased to offer a range of charters and drinks packages to suit, together with a crew to look after you and your guests during your trip.

The Paddleboards!

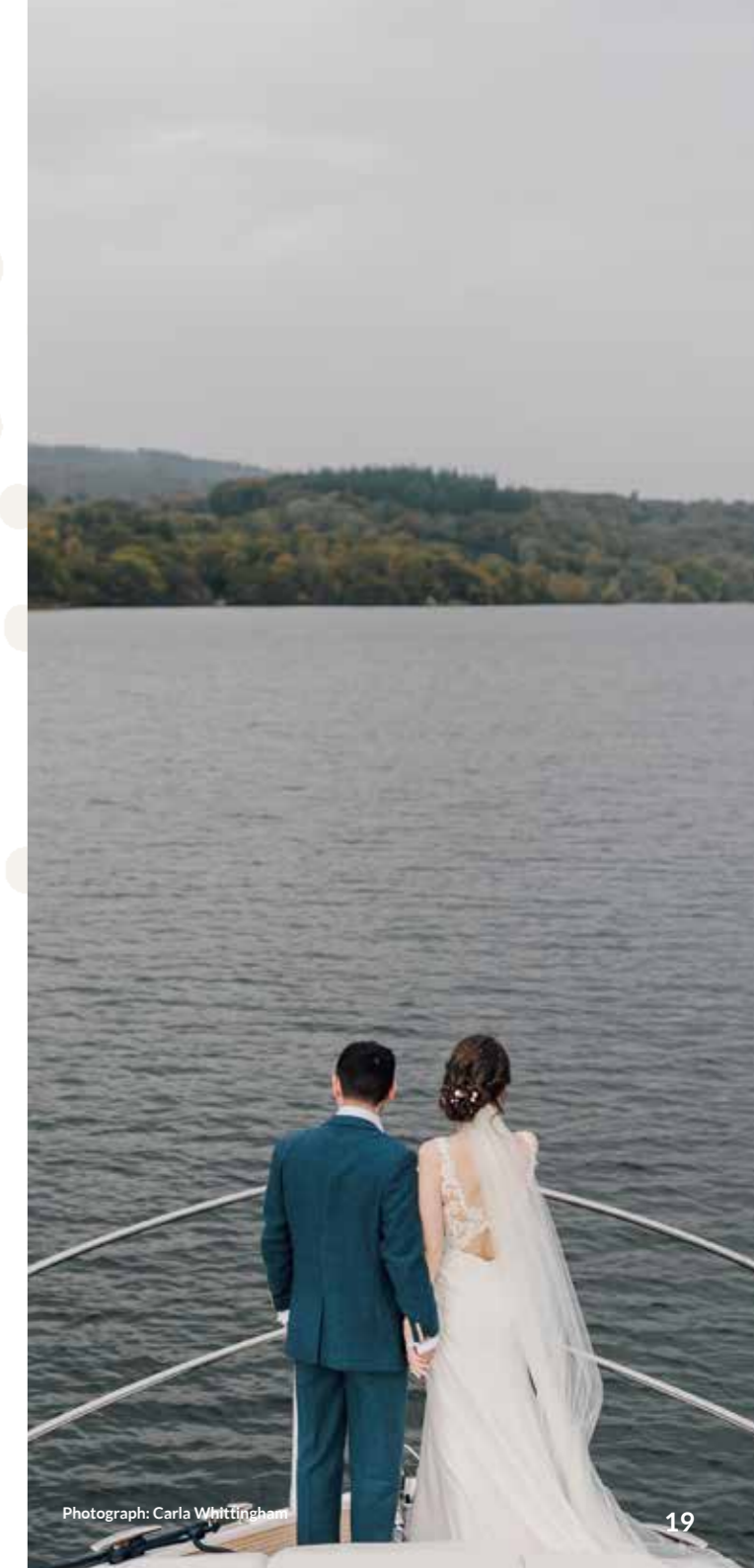
The best part of the Lake District surely has to be the lakes! With beautiful Lake Windermere at the bottom of your garden, then what better way to immerse yourselves in your surroundings and congratulate yourselves on the fact that all that planning is finally behind you. So, if you find yourselves with a spare hour or two, then just pop into the office, grab a paddleboard and head off out into the great blue yonder. We have 8 available for you and your guests, and we wouldn't dream of charging you for them.



Photograph: Jo Greenfield



Photograph: Jo Greenfield



Photograph: Carla Whittingham

Photograph: Jo Greenfield



ENDLESS POSSIBILITIES

You tell us. Town Head is a blank canvass. It's your celebration, not ours, so we don't want to hold you to a fixed format or package.

For the night before the wedding, why not drop your bags and head out on a paddleboard? Then back to the bar for a cosy catch up with your close family and friends. Perhaps a delicious drop off meal to share, or even a pizza van provided by Karen Rhodes.

For the day itself, you could incorporate garden games, a petting zoo, clay pigeon shooting, a boat trip...we are constantly amazed by the imagination of our couples, which just goes to show the options really are endless.

And if you feel like extending your stay, why not book an extra night, and head down to the lake for a lazy barbeque rather than packing up and leaving the day after your wedding.

If you can imagine your perfect stay, we will do our level best to make it happen.

We believe we are Lake District's leading destination wedding venue, and we are here to make sure that your time with us is as uniquely special as the two of you.



WHAT ABOUT THE PARTY?

So, you have finally made it, you have picked the perfect location, filled it with the most exquisite flowers and styling, you've said your I do's and you've got through the speeches. You look amazing, and all the people that matter most in the world are right here with you.....

The hard work is done. It's time to RELAX, let your hair down, and have fun!

If there's one thing we know how to do at Town Head, it's how to throw a great party, and we've designed our Barn to make the transition to your evening celebrations as seamless as possible.

All you need to do is pick your favourite music, whether that's a band or a DJ, decide on your evening food (we thoroughly recommend Karen Rhode's food truck or pizza van), and get your dancing shoes on!

Fancy a champagne tower? We can do that.

Sparklers? Of course.

Let's make it a night to remember!



Photograph: Tiree Dawson



Photograph: Red Sweets Photography



Photograph: Jo Greenfield



Photograph: Jono Symonds

THE HONEYMOON COTTAGE

The place where your new life begins should be something special....

Once the housekeeper's cottage, this luxury self-catering cottage has been completely remodelled to create a beautifully modern open plan space.

A cosy log burner, sumptuous wallpaper, elaborate chandeliers and a freestanding copper bath have all been designed with the sole intention of making your stay at Town Head absolutely unforgettable.

There is even direct access from the master suite to your very own hot tub hidden away in a clearing overlooking the Barn and orchard. Surround sound speakers and romantic festoon lighting make it the perfect place to relax and look forward to the day ahead!

The Honeymoon Cottage has its own private entrance and pretty courtyard. However, it also has the benefit of being connected directly to the Beauty Suite for the all-important morning of the wedding preparations.



Photograph: Jo Greenfield



Photograph: Eriin Browne



Photograph: Jo Greenfield



THE BEAUTY SUITE

Town Head is proud to present our gorgeous Beauty Suite. The morning of the wedding should be all about you, and so we have designed a space dedicated purely to you and your team for your all-important preparations. Plenty of light and space, beauty stations, huge mirrors, comfy sofas and not forgetting the chiller for the champagne! It has its own entrance, so as soon as you are ready, it is just a short stroll to the Wedding Barn, or alternatively through the beautiful gardens down to the lake.

The Beauty Suite can be accessed internally from both the Honeymoon Cottage and also from the East Wing, where there are three additional guest bedrooms for your VIPs.



Photograph: Ailsa Reeve



Photograph: Tina Vadrine



Photograph: Red Sweets Photography



Photograph: Jo Greenfield

GUEST ACCOMMODATION

As a destination venue we understand that you and your guests may be travelling from all over the country and even from overseas. We are therefore pleased to offer newly renovated luxury accommodation for up to 22 overnight guests on the Estate.

All rooms include linen, towels, robes, hairdryers and organic toiletries provided by Pure Lakes skincare, and have been individually styled to give a luxuriously fresh modern country feel.

Farm Cottage (sleeps 6)

A three bedroom self catering cottage with two ensuite king size bedrooms, and a third king size bedroom with its own separate bathroom. Inbuilt sound system, underfloor heating, electric log burner and Hot Tub.

Barn Cottage (sleeps 6-8)

A three bedroom self-catering cottage, including two king size bedrooms with ensuite shower rooms and one family room (to sleep a family of four) with a king size bed, double sofa bed, ensuite bathroom with shower and bath. Inbuilt sound system, underfloor heating, television, log burner and Hot Tub.

The East Wing of Town Head House (sleeps 6)

Two first floor luxury bedrooms with large ensuite bathrooms, and one ground floor accessible bedroom with separate shower room. Kitchenette facilities can be found within the Beauty Suite.



As part of the main Town Head House, the East Wing embraces our take on a more Georgian style with opulent bathrooms and traditional panelling.

We do ask that the accommodation is booked for a minimum of two nights, although we are happy for you to extend your stay if you wish.

We are able to supply cot beds and highchairs on request.

CAMPING

Whilst we do not offer formal camping, we do permit a small number of camping or glamping spaces for your more adventurous guests in the paddock adjacent to the carpark. Guests are also welcome to bring their motorhomes should they wish to stay in them overnight.

We have built a luxury shower and toilet block within the paddock which may be used to facilitate this. Please see our FAQs for more details.





Photograph: Jo Greenfield

FREQUENTLY ASKED QUESTIONS

Do I need to hire tables and chairs?

No you don't. We have a choice of round tables or rustic trestles, with oak cross backed chairs. We also have a cable drum which looks beautiful as a cake table, and a restored sewing table for the registrars. The lounge and bar areas are fully furnished, and we have beautiful outdoor seating for the terrace too. All of our furniture is included in your venue hire. However, if you have a specific style in mind you are welcome to hire your own from elsewhere.

Do you do small weddings?

Define small. It makes not a jot of difference to us whether there are two of you or 120, as the price for the venue is to block book the whole thing with all accommodation included. So if you want to have the place to yourself, or pack it to the rafters, it's your call. The price will be the same and the two nights are yours to enjoy. However, if you're feeling spontaneous, and are looking to book within the next 12 months, then we have introduced a midweek Micro Package for up to 30 guests, which includes day hire of the estate from 10am to 5pm.

What about glasses and crockery?

All on-site accommodation comes complete with fully equipped kitchen facilities. For your wedding celebration in the Wedding Barn, we will provide all glassware, wine coolers and water jugs, but you should speak to Karen Rhodes Catering about everything else, such as crockery, linen, a knife to cut the cake etc.

Do you have a licensed bar?

Yes we do. The bar is fully licensed, opening at a time to suit you on your wedding day (no earlier than 11am) and closing at midnight.

Can the bar be open the night before the wedding?

Yes it can, and at no additional cost. Who doesn't want a drink the night before the wedding?! We would just ask that you give us at least 1 month notice so that we can arrange appropriate staffing.

Can I bring my own alcohol? Do you charge corkage?

We have a fully stocked bar and a really good wine list. Our prices are competitive and we have some wonderful drinks packages to suit a range of tastes and budgets. We are also happy to try and source anything specific that you would like that isn't on our wine list.

That said, wine and fizz are personal choices and people like what they like. Therefore, you are able to bring your own wine and fizz for the drinks reception and/or the wedding breakfast, subject to a corkage charge of £10 per bottle of wine, £15 per bottle of prosecco or fizz and £25 per bottle of champagne.

Quantities are limited to two glasses of fizz per person for the drinks reception, one glass of fizz per person for the toast and half a bottle of wine per person for the wedding breakfast. We will run the Town Head bar alongside throughout the day.

Please note that any such drinks will be prearranged with us in advance and an appropriate charge made for corkage. We do not permit guests to bring any other drinks, including spirits.

What will there be in the Wedding Barn in terms of lights, decorations etc?

We've taken a LOT of advice on this to make sure we get it absolutely right. If we cover the Barn in fairy lights, and fairy lights are not your thing, then we've cramped your style before you've even started decorating. So, we're going subtle. We've lit the walls, we've lit the beams, and we'll leave the fun stuff to you. That said, we have installed RGB lights in the ceiling so you can actually light the ceiling any colour you wish (including white), or have it scrolling through the colour wheel for the full party effect. There are lots of power points hidden away up in the beams where you can't see them, and a wire running around the walls to attach decorations to, but other than that we'll leave it to you to create your perfect backdrop. The Barn is beautiful left just as it is, but you may well have some amazing ideas to really make the space your own.

How do I play music in the Barn?

Via our speakers!! We have installed a full speaker system in the Barn, all you need to do is download your playlist onto Spotify (or similar) and share it with our team, and we'll do the rest.

Do you have restrictions on live music? What time can we play music until?

We permit live entertainment in the Wedding Barn until 12 midnight. However, we do have to be more careful outside and especially down by the lake as sound does travel across the water. As such, live music is not permitted outside after 7pm, and no music (live or recorded) is permitted down by the lake in the evenings to avoid disturbing our neighbours on the opposite shore. Reduced noise levels will be required down there in respect of both recorded and live music during the day.

Do you have a sound limiter?

Yes we do, although it's set to very reasonable limits. We are conscious that we are situated in a national park, and we want to be mindful of our neighbours and our surroundings. Noise travels, and we want everyone to be able to enjoy themselves safe in the knowledge we're not disturbing anyone else.

Can I use my own suppliers?

Apart from catering, which is provided exclusively by Karen Rhodes Catering, yes, absolutely. We can recommend some great suppliers for all kinds of other things, but we won't restrict you to using the ones that we like. We take no commission from any suppliers, and we are happy for you to engage any suppliers of your choosing. We would however ask that you check any suppliers that you want to use with us first so that we can make sure they are fully insured, and will work sympathetically with the historic listed buildings and parkland that make up Town Head Estate. In addition, if a previous couple has had a bad experience, then we would encourage you to choose someone else as poor service would not only spoil your experience, it would reflect badly on us as a venue.

SUPPLIERS

We can recommend suppliers for all aspects of your celebration, from stylists to florists to photographers and everything in between. Please contact us if you would like more details. We take no commission from any of our suppliers, and with the exception of Karen Rhodes for your catering, we are happy for you to engage any suppliers of your choosing. We simply ask that they have the appropriate indemnity insurance and that they reassure us that they will work sympathetically with the historic listed buildings and parkland that make up Town Head Estate.



Photograph: Marta D Weddings



Photograph: Tیره Dawson



Can we dress the venue the day before the wedding?

Yes. Check in for accommodation is from 3pm, and we are happy to make the Wedding Barn available from then for you and your team to begin decorating. Suppliers are welcome to speak to us directly to tell us what they need and if we can help, we will. Our only stipulations that any decorations at height, such as lighting, MUST be installed by a professional with appropriate indemnity insurance. You don't want to be falling off a stepladder the day before the wedding.

Will there be any other weddings taking place on the Estate at the same time?

Absolutely not. Your wedding is your day. The price reflects the fact that you will have exclusivity of the venue. Our family lives on site but the wedding facilities are yours to use. There are no footpaths through any part of the Estate, so you are guaranteed privacy.

Are you licensed to hold weddings and civil ceremonies?

Yes we are. Our licensed areas include the Wedding Barn and the Boat House, in addition to various other outdoor areas (see below).

Can we get married outside?

Yes you can. Outdoor ceremonies are permitted under UK law providing the venue is licensed and has nominated specific areas that fall within that license. See our Outdoor Ceremony Locations for outdoor areas that currently fall under our wedding license.

Do you allow same sex couples?

We are still surprised we even get asked this question. Yes, of course we do.

Do you organise the Registrar?

No we don't. It is up to you to speak to the Registration services (or visit the website at <https://www.westmorlandandfurness.gov.uk/>).

Is the venue and accommodation family friendly?

Yes it is. We love children and grannies alike. There is plenty of space to run around and children will love the lakeside location. Barn Cottage includes a family suite on the upper level which has a king sized bed,

additional sofa bed and en suite with a bath rather than just a shower, which makes it perfect for a family with children. The Wedding Barn is fully accessible for pushchairs, and there is a baby change station in the toilets on the lower ground floor level in the Barn.

Is the venue accessible to wheelchairs?

Yes. The Wedding Barn is fully accessible for wheelchairs. As it is built on a slope, access is at ground level from both the lower and upper floors, although wheelchair users may require some assistance up the slope, or someone to hold a brolly in bad weather. Please let us know if this is the case as we are more than happy to help. We will also deploy our trusty wedding buggy as required. There are disabled toilets on both levels. We have one ground floor mobility friendly bedroom with separate fully accessible bathroom within the East Wing. Wheelchair users can also access the Bridal Preparation and Beauty Suite.

Do I need to hire toilets if I'm having an outdoor ceremony?

No you don't. We have a luxury shower block with three toilets which is a short walk uphill from the Boat House, which makes it super convenient for all of our outdoor ceremony locations.

What if it rains?

It is the Lake District after all, and despite the sun always shining on the righteous, there is always the possibility of a shower or two. But don't panic. We have a 6x15m all-weather clear roofed clear sided marquee which sits neatly over the terrace, providing some shade on the sunniest of days when we can remove the sides completely, and shelter when it's tipping it down. It's easily big enough for your drinks reception. It has beautiful outdoor furniture, cushions, blankets, chandeliers and heating when required. The weather will do what it will do, but it shouldn't be the thing that you worry about.

Do you allow camping?

Yes we do. We have a shower and toilet block near the car park and campers are welcome to pitch in the paddock up to a maximum of 12 tents. We can't allow

camping in the parkland unfortunately due to the presence of livestock throughout the year. We can recommend suppliers for bell tents should you wish.

Do you allow dogs?

Yes, for the daytime in the Barn and grounds, provided they are under control. Not in any of the other internal areas though, including all accommodation and the beauty room. Your dog may be the smallest and best behaved dog on the planet, but our next guests may have an allergy, so we do need to be absolutely strict on this policy. We can however recommend some excellent kennels nearby.

Do you have EV Charging?

We have one EV charging point. You will require your own charging cable for this, and will need to download and setup the 'Monta Charge' app to use it.

Do you have projection facilities?

Unfortunately not. You are however welcome to hire these in or provide your own. We just recommend talking to a member of the coordination team first to see how this will fit with your chosen room layout. Please also bear in mind if you are thinking about a projector, that there are no blinds or curtains in the barn so if it is a bright day this will affect the display.

How much is the deposit?

We ask for 30% of the total amount to secure your date. The balance is payable (along with a damage deposit of £1,500) 12 weeks before your wedding.

What if we need to change the date?

We understand that for various reasons your plans may need to change, so please talk to us. Your deposit is nonrefundable but if something has happened that means you need to change your date for genuine reasons, then we will do our best to find you a new date. Similarly, if we manage to resell your original date then we will refund an amount of your deposit to reflect the amount of the new deposit we have received. Obviously, the more notice we have, then the more likely it is that we can find another booking in the time scale, although we make no promises that we will be able to do so.



DIRECTIONS

From J36 of the M6, take the A590 signposted 'Barrow A590'. Stay on the A590 and follow signs for Newby Bridge. At the roundabout take the 2nd exit signposted 'Bowness and Fell Foot Park'. Continue on along the A592, you will pass Fell Foot Park on your left. Approximately 500 yards after this you will see the first (private) entrance for Town Head. Please ignore this and continue past a white cottage on the left to the next main guest entrance, with a large blue Town Head sign welcoming you to the Estate.



TOWN HEAD

LAKESIDE WEDDINGS



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