



THE CORNER HOUSE

event venue | bed and breakfast

INVESTMENT GUIDE



The background of the image is a warm, rustic interior, likely a barn or a large wooden hall, prepared for a wedding. The walls are made of dark wood with visible grain and beams. Large windows in the background let in soft, golden light. In the foreground, several round tables are covered with white tablecloths and set with white linens, glassware, and plates. String lights with warm-toned bulbs are strung across the room, adding to the cozy and intimate atmosphere. A single light bulb hangs from the ceiling in the upper center of the frame.

CONGRATULATIONS YOU SAID YES!

WE KNOW HOW IMPORTANT PICKING THE VENUE for your dream day is. We also know how stressful it can be! Your venue will set the tone for the everything else about your wedding. At The Corner House it is our mission to make sure you know you made the PERFECT choice with your venue. From the moment you book with us we welcome you as family. We LOVE our Corner House Couples and feel so honored to be included in the day you have always dreamt of. We are here to make sure everything goes smoothly and just how you have imagined!



OUR PHILOSOPHY

The Corner House is committed to providing our couples with the most memorable and breathtaking wedding day experience. We have a passion for service and excellence. Our vow is to provide our couples with outstanding service and attention to detail to ensure the perfect occasion.



THE DREAM TEAM

Jenny and Kyle have been happily married for 34 years. The first time Jenny stayed at a Bed and Breakfast was in Charleston, South Carolina on her honeymoon. Since then she has always dreamed of opening her own. After retiring from nursing Jenny finally got that chance! Half a mile down the road from their home was a 1900s farmhouse waiting to be given a new life. After 6 months of renovations The Corner House was officially open for business in June 2015! Jenny enjoyed running the bed and breakfast and kept extremely busy, but people started to ask about holding weddings there too! Dozens of weddings took place on the patio, driveway and grassy areas before Kyle suggested they needed somewhere with a roof if they were going to keep hosting weddings and the idea for the barns was born! Since 2017 many wonderful couples have had the chance to spend the best day of their lives at the Corner House.

M E E T T H E C R E W

Kyle is originally from Kentucky but came to Rockport after he and Jenny got married. Jenny has lived here her entire life and loves the small town feel! They have two grown children, Emily and Alex and two busy grandchildren, Avery and Tripp. Kyle is a farmer whose family has been growing crops and tending livestock for generations. Jenny was a nurse for 34 years working in intensive care. These two love to vacation in Florida, go out for dinners at their favorite local places and keep each other laughing!

It's truly become a family venture now that they've added Emily to their team! Everything has come full circle and they couldn't be more excited.



KYLE

- The Best Handyman Around
- Golf Cart Driver
- Cattleman
- Livestock Caretaker
- Always easily spotted by his farm hat



JENNY

- Small Town Girl
- Loves a Hot Cup of Coffee
- Enjoys Creating Floral Designs
- Avid Gardener of Pretty Flowers



EMILY

- Mom of Tripp and Avery
- The Mother of Corgis
(Where are my Danny fans?!)
- Coffee 'til Cocktails
- Always Escaping to the Beach



WE'RE ALL ABOUT THE AMENITIES

The Corner House is surrounded by 8 acres of natural beauty. Our two barns are surrounded by a mix of established woodlands, rolling hills and farmland. The barns are connected with a sky lit dance floor illuminated by romantic string lights. The modern farmhouse Bed and Breakfast is conveniently located a few short steps away. This can be the perfect place for you and your bridal party to enjoy getting ready together! It is also a romantic place to spend your first night as husband and wife together! The Corner House is truly a magical, charming place that will just warm your heart. Inspiration can be found in every corner! Get cozy and comfortable with beautiful florals, food and cocktails.



ROMANTIC OPEN AIR BARN S

- Dreamy
- Unique Open Air Design
- Traditional Amish Build
- Room Enough for 250 Seated Guests
- (4) 7.5 ft Farm House Tables
- 250 Mahogany Wood Chairs
- Dessert Buffet
- Wooden Spool Table
- 3 Wooden Whiskey Barrels
- Space For DJ/Band
- Fully Handicap Accessable Restrooms
- Day of Venue Manager



MODERN FARM HOUSE B & B

- Charming Farm House Decor
- 4 Bedrooms
- 2 1/2 Bathrooms
- Private String Lit Patio
- Large, Naturally Lit Bridal Suite
- Comfortably Sleeps 10 People
- Breakfast for up to 10 Served



HILL TOP CEREMONY SITE

- Stunning Country Side Views
- Covered Wooden Pergola
- 25 Wooden Benches
- Seating for up to 250 Guests
- Access to Electricity
- Thoughtfully Setup With Sunset in mind
- Golf Cart Available for Elderly and Disabled Guests



THE PROPERTY

- Mature Oak Trees
- Pictuesque Landscaping
- Surrounded by Fields & Farmland
- Stone, Wood-Burning Fire Pit
- 8 Acres of Private Nature

WEDDING PRICING





COMPLETE SATURDAY WEDDING

Access to Both Barns
(Friday 10 am - 11 pm Saturday)

Use of Ceremony Site
(25 wooden benches for seating)

Ideal for 100-250 guest
(for ceremony and reception)

Rehersal Access on Friday
(10 am access)

20 Round Tables
(seating up to to 250 guest)

Premium Folding Wood Chairs
(seating up to 250 guests)

Farmhouse Head Table
(large table seats 20)

Open Air Dance Floor
(beautifully lit with string lights)

Wooden Deck
(400 square feet)

Stone Wood-Burning Fire Pit
(with wood supplied)

Use of Select Antique Furniture
(dessert buffet, wooden spool table)

investment \$6,450

add the BED AND BREAKFAST

Access to Entire House
(4 Bedrooms + 2.5 Baths)

Two Night Stay
(Check in 3pm Fri.- Check out 10am Sun.)

Ideal for Bridal Party
(sleeps 10)

Breakfast Served Both Mornings
(serves 10)

Naturally Lit Bridal Suite
(perfect for bridal prep, hair & makeup)

add \$1,050

ASK ABOUT OUR VINTAGE RENTALS

Linens \$12.00 each
Vintage Dishes \$0.50 each
Gold Chargers \$0.50 each
Vintage Vases \$1.00 each

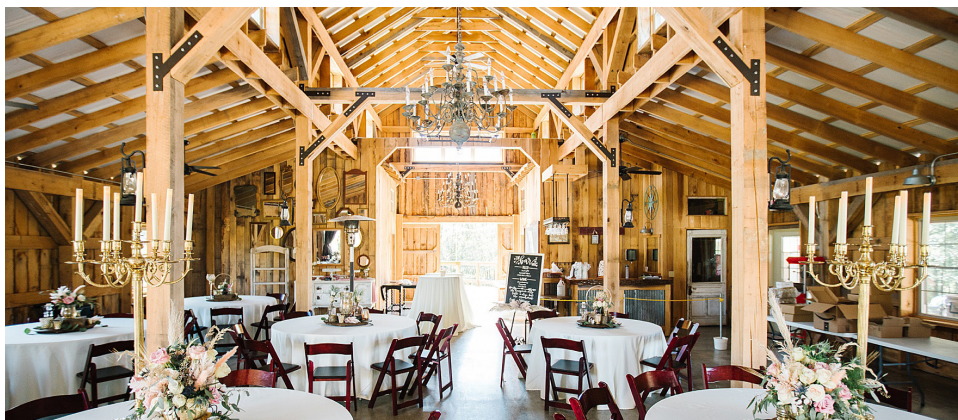
Flatware \$0.50 each
Glasses \$0.50 each
Wood Slabs \$1.00 each
Chalkboard \$10.00 each

Champagne Bucket \$10.00 each
Linen Napkins \$0.50 each
Cake Stand \$5.00 each
Painter's Cloth \$400.00
(installed)

pricing continued...

SUNDAY WEDDINGS & ELOPEMENTS

pricing and packages



1

LAWN & PATIO

25-100 Guests

Patio Space
(with string lights)

Ceremony Site Access
(bench seating for up to 100)

12 Tables Set up on Lawn
(seating for up to 100)

Use of Space for 10 hours
(for the duration of the event)

*Rental of B&B required

investment
\$3,000

2

LAWN & BARN

25-100 Guests

Access to South Barn
(includes Bar and 2 Restrooms)

Ceremony Site Access
(bench seating for up to 100)

12 Tables Set up in Barn
(plus wood chairs for up to 100)

Use of Space for 10 hours
(12pm to 10pm day of event)

Includes Property Amenities
(firepit, dance floor, 400 sqft deck)

investment
\$4,450

3

COMPLETE BARN

100-250 Guests

Access to North and South Barns
(includes Bar and 2 Restrooms)

Ceremony Site Access
(bench seating for up to 250)

Tables for up to 250
(plus wood chairs for up to 250)

Use of Space for 10 hours
(12pm to 10pm day of event)

Includes Property Amenities
(firepit, dance floor, 400 sqft deck)

investment
\$5,450

ADD FULL BED & BREAKFAST ACCESS
(3pm check in - 10am check out)

\$550





THE PROCESS



1 GET IN TOUCH

Once we receive your inquiry, we will make sure we are available and a good fit for your vision! If the stars align and we are a match, we will send over our beautiful investment guide that gives you all of the details about being a Corner House Couple!

2 TOUR THE VENUE

After reviewing the investment guide, we would love to invite you to The Corner House to tour the property and dream about what your wedding will be like here!

3 LET'S MAKE IT OFFICIAL

We will send our Online Booking Proposal to your email. Within your Booking Proposal you will review & sign the contract, view & pay your invoice, and officially have your dream venue booked!



4

PLANNING YOUR DAY

We will work hard with you, your fiancé, your mama and anyone else involved in the planning process to make your big day perfect! Questionnaires & checklists will be our best friend.

5

OUR FINAL PLANNING MEETING

Our last meeting will be the grand finale. We will nail down every detail and confirm the gameplan.

6

YOUR WEDDING DAY

The day we've all been waiting for is here! Starting with the bridal brunch at the B&B, to dancing the night away and all the memories made in between, this will be a day to remember.



PARKING

We have ample space for your guests to park! There will be a parking attendant available to direct guests as well as a golf cart to escort guests who may need help walking to and from their vehicles.

PAYMENT PLANS

To reserve your date we require a 20% nonrefundable retainer that goes towards your overall investment. After that, you are welcome to set up a customized payment plan with us. Your balance will be due 30 days before your event!

FLORALS

Jenny is available to create your dream floral vision! Her lovely in-house designs begin at \$3,000.

ALCOHOL

You are welcome to purchase your own beer and wine to have licensed bartenders serve at the reception. In order to do this you will need to acquire a one day beer and wine permit, we are happy to do this for you! Please let us know upon booking if you would like to choose this option. We can also recommend local bartenders for you to hire. The alternative option is to go through your caterer for alcohol & they must be a licensed caterer.



PREFERRED VENDORS

We have worked with many talented vendors at The Corner House and are happy to provide you with a list of our favorites!

INSURANCE

As with any event venue, you will be required to purchase event liability insurance for the day of your event. You can attach this to your home owner's insurance. Let us know if you have more questions about this!

ADDITIONAL SETUP TIME

If you need additional setup time it is available upon request at an additional fee depending on venue schedule and availability.

WEATHER

In the case of rain we will move your ceremony indoors. We have two options that both provide a beautiful setup. One option is to have your ceremony in the North barn, we can shift the tables to make adequate room for an isle way and a perfect backdrop against the doors.



CUSTOM FLORAL DESIGN

It all started several years ago.

Jenny was bitten by the floral bug when she designed for her friend's daughter's wedding. She loved everything about pouring her heart into flowers and she realized she wanted to learn more. The obsession began. Since then, she has loved all things flowers and greenery. When she's not meeting with sweet brides or playing innkeeper at the B&B, you'll find her in her garden...from sun up to sun down.

Her flowers are romantic.

And natural with their own personality. It's completely normal to see her walk outside and grab an extra 'wispy' from the garden to soften the edges of the bride's bouquet. The right blooms can add effortless romance to a reception as well as help to breathe life to the decor.

Dream with Jenny about your wedding.

Inquire with Jenny today to chat about your floral dreams. Imagine the simplicity of knowing that your wedding florals will be created with the same love as your wedding

unique designs begin at \$3,000



WE CAN'T WAIT TO CELEBRATE YOUR DREAM WEDDING

Choosing a venue for wedding can be the most important choice you make. And choosing The Corner House for your wedding will be the best choice you make! We are happy to welcome you into The Corner House family and look forward to bringing your dream wedding to life!

