



Nestled in Harpswell, Maine, Live Well Farm is a 185 year old farmhouse and barn with all the character and love to give you an event experience like no other.

Enchant your guests on 5 private acres; stay overnight in our beautifully renovated farmhouse; enjoy the apple orchard, surrounding cut flower gardens, gazebo and the fire pit; say your vows in the lush ceremony garden; craft your enchanting reception under your custom tent; dance up a storm in the barn.

Our entire Live Well Farm team is committed to doing what we can to provide you with uncompromising aesthetics with service to match. You will never be more than an email away.

THE FARMHOUSE:

Consider the farmhouse your haven for the weekend. Built circa 1840, this renovated farmhouse offers quintessential features married with a modern aesthetic. With sleeping accommodations for up to 11 guests, it's perfect for having your immediate family or bridal party near you to celebrate before and after your event hours. Tons of natural light fill each room and the neutral tones each space is decorated in offer a cohesive canvas for capturing additional event imagery.

BEDROOMS:

The Cloud Room: Located downstairs, adjacent to the family room and barn, this room has the most spectacular morning views. With four north/west facing windows you have clear views of unobstructed sky. You also have a direct view onto the Apple Orchard where you can sneak a peek of your event set up. This room offers Queen size bed accommodations and is most often used for the bridal/honeymoon suite because of its proximity to the large family room which boasts the best natural light for hair and makeup. It is also the most private of all the bedrooms and is the only air conditioned bedroom in the house. All bedrooms have at least one WiFi Smart Wall Socket With USB 2 Plug Outlet, which is a bonus if you forget your charger!

The Captains Bedroom: Located upstairs just to the right, this room is the largest of all the bedrooms. This room offers convertible bed accommodations. It is pre-set as a King bed but can be converted to 2 XL Twin beds upon your advanced request. It is additionally equipped with its own portable fan for warmer days although the ocean breezes usually provide all the A/C you'll



need. All bedrooms have at least one WiFi Smart Wall Socket With USB 2 Plug Outlet, which is a bonus if you forget your charger!

The Ship Mates Room: Located upstairs just to the left, this room offers Queen size bed accommodations. It is additionally equipped with its own portable fan for warmer days although the ocean breezes usually provide all the A/C you'll need. All bedrooms have at least one WiFi Smart Wall Socket With USB 2 Plug Outlet, which is a bonus if you forget your charger!

The Bunk Room: Located upstairs towards the back of the house, is given its name because of the number of sleepers it accommodates. This room offers 3 Twin beds and can additionally accommodate space for a small crib or pack n play. Like the others, it is equipped with its own portable fan for warmer days although the ocean breezes usually provide all the A/C you'll need. All bedrooms have at least one WiFi Smart Wall Socket With USB 2 Plug Outlet, which is a bonus if you forget your charger!

The Hobbit Room: Located upstairs towards the front of the house, is given its name because of its uniquely small doorway; common in old farm houses. This room offers convertible bed accommodations. It is pre-set as 2 XL Twin beds but can be converted to a King bed upon your advanced request. It is additionally equipped with its own portable fan for warmer days although the ocean breezes usually provide all the A/C you'll need. All bedrooms have at least one WiFi Smart Wall Socket With USB 2 Plug Outlet, which is a bonus if you forget your charger.

BATHROOMS:

Upstairs Full Bath: Includes enough towels for all your guests as well as a hair dryer and iron with a small ironing board. We stock all bathrooms with toilet paper, cotton balls and q-tips. We also provide the soaps {Dr. Bonner's Unscented for the shower and Aesop's Resurrection Aromatique for the hand sink}. Guests need to supply their own shampoo and conditioner.

Downstairs Full Bath: Enjoy a soak in our vintage claw foot tub...pulled from a field in northern Maine and restored by the farm's previous owner Patrick Dempsey. Like our other full bath we stock all bathrooms with toilet paper, cotton balls and q-tips. We also provide the soaps {Dr. Bonner's Unscented for the shower and Aesop's Resurrection Aromatique for the hand sink}. Guests need to supply their own shampoo and conditioner.

Downstairs ½ Bath + Laundry: Conveniently located off the kitchen and adjacent to the family room, this bathroom provides access to laundry machines. While you may not need to use it is a nice amenity in case an emergency arises.



COMMON AREAS:

The Parlor: Perfect for a quiet reading room or for pre wedding groomsmen assembly, this room is located at the front of the house and is adjacent to a full bathroom and the dining room. It is direct to the front door which provides easy access to the front gardens where groomsmen can sneak out to enjoy a celebratory cigar. ****please note smoking is prohibited inside the farmhouse*

The Dining Room: Adjacent to the Aga Room, the dining room has a beautiful hand crafted table that seats 11. This simple space is great for seated family meals or light entertaining. We've even been known to assemble a few puzzles here...a creative addition if you would like to provide something for your house guest to tinker with throughout their stay.

The Aga Room: Is an open space connected to the dining room and conveniently adjacent to the kitchen. Named as such because of the working Aga Stove. This space has a large buffet island with a small washing sink ideal for an additional eating space for 3 seated guests plus more if standing. It is also ideal for setting up a food or drink station for house guests or morning after bagel station.

The Kitchen: For the discerning chef, this gourmet kitchen is equipped with a double oven, a 6 burner Viking stove with griddle, microwave oven and stainless steel prep table. It has 2 separate sink areas and a dishwasher perfect for easy clean up and food prep. The large double door refrigerator is large enough to store all your provisions for the weekend. Dishware and Serving Ware are abundant and so are all the prep tools one would need to cook the perfect family meal. The basics are all provided for including Nespresso Machine and Frother, Kurig, French Press, Toaster, Mixers ****Please note this space is not accessible for your hired caterer and is reserved for house guests only. Small meal prep by caterer is ok but larger event prep is designated in other outdoor spaces.*

The Family Room: A gathering space for house guests to relax. This is the only room in the house that has a TV, although you may want your guests to take the weekend to disconnect. Boasting tons of natural light with its dormered glass ceiling we highly recommend using the space for the bride and her maidens. You are also able to close off this space to the rest of the house for more seclusion while still having access to the downstairs 1/2 bathroom.

ADDITIONAL FARM HOUSE AMENITIES:

Wake up in the morning to farm fresh eggs from our resident Hens {Sophia, Rose, Blanche, Truby, Dorothy, Gloria, Honey, Talula, Betty, and Charlotte}. Weekend bookings are provided approximately 24-30 eggs depending on our coops production. We may even greet you with a farm made jar of seasonal fruit preserve sourced with berries from our blueberry labyrinth depending on the season. The farm house also has 3 working fireplaces to take the chill out of cooler nights or to add additional ambiance. We also highly encourage you to explore our cut flower and herb gardens to gather some fresh blooms or seasonings to enjoy throughout your stay! ****please note our cutting gardens are not available to provide blooms for your entire event unless previously arranged through us via your florist.*



EVENT SPACES:

THE BARN

Cocktail Hour: 120

Seated Ceremony: 120-150 depending on the aisle layout.

Seated Reception: 80

Dancing: 200

Purpose the barn how you like! We recommend it being perfect for music and dancing and this space allows for the party to continue past dusk. It's wired for a DJ or small band. The barn also has access to the internet so you can play your own playlists from your wireless devices through the barn speakers. The front barn doors need to close at 9:30pm to offset the noise and music needs to end by 10:45pm. While we welcome additional lighting to set the tone for your event, the barn is fully equipped with sufficient lighting that includes a driftwood chandelier with 10 sconces and optional string lighting. Though the barn is not heated, nor air conditioned we find that there is plenty of air flow between the front and back barn doors on warmer nights and we're happy to discuss the best way to bring heat on site to warm this space in the colder months.

THE APPLE ORCHARD

Cocktail Hour: 200+

Seated Ceremony: 200+ depending on the aisle layout.

Seated Reception: 200 {seated reception only} 150 {seated reception + dancing}

Dancing: 200

Most commonly used for a tented reception, the Apple Orchard provides a beautifully enveloped space ideal for a dinner surrounded by blooming buds and fruiting trees elegantly up-light to turn on automatically at dusk. This space can be used for dinner and dancing combo pending you source the proper flooring for dancing. Keep in mind that using this space for dancing would require you to end your music by 9pm. We also recommend the Apple Orchard to be an ideal space for a larger ceremony while saying your nuptials between 2 framing trees. It is also within proximity to electrical sources for additional tent lighting.

THE GAZEBO

Cocktail Hour: not recommended

Seated Ceremony: 120-150 depending on the aisle layout.

Seated Reception: not recommended

Dancing: not recommended



Perfect for an intimate ceremony. Say your nuptials in the gazebo while your guest arch around you. It's the perfect structure for a statement floral installation with an open space background. Should you want a unique bar space, The Gazebo offers the perfect enclosed space for a small cocktail bar surrounded by high top tables for your guests. It is centrally located between The Apple Orchard and The Formal Garden which offers the perfect segway between spaces.

THE FORMAL GARDEN

Cocktail Hour: 120

Seated Ceremony: 120-150 depending on the aisle layout.

Seated Reception: 80

Dancing: 200

****Additional outside areas of the property can also be used should you want more non traditional event spaces and can be further elaborated on by having an in person site tour with one of our team members. If you choose, you have the option of being married on the beach at Mitchell Field or at their gazebo with the water in the background which is just up the road offering plenty of parking. There is also a Land Preserve right across the street: Curtis Cove...the coastal options are endless.*

AMENITIES:

RESTROOMS

We have 2 restrooms located in the barn. For guest counts 100+ we recommend sourcing an additional outside restroom. There are a few convenient locations on the property where these can be placed so they are accessible to guests while still being discreet.

TABLES, CHAIRS + BENCHES

We have 20 rectangular vintage farm tables {9 x 2.5ft} that can seat 8-10 guests for your use. Or, you can rent more traditional wedding tables from any local rental company. We also have 100 white padded wedding chairs and 20 white wash ceremony benches for seating. The beauty of a farm wedding is the ability to dress it up or down as your creativity flows! Both tables and chairs can be used at your discretion for either reception seating, ceremony, or even for additional decor placement. Depending on the guest count we suggest asking your event planner or caterer to repurpose seating in between event segments as needed.

PARKING

We can accommodate on-site parking for 40 cars, conditions permitting, in the back field. There is additional parking at the school diagonally across the street for another 30 vehicles. Should your



parking needs exceed the aforementioned we suggest hiring a transportation company. There is plenty of room for shuttles and trolleys. We have included a list of reliable transportation vendors on our Preferred Vendor Guide, all of which are familiar with our property. Hiring a transportation company also allows your guests to enjoy your party without having to drive afterwards.

BUGS

For a small fee we can arrange an Event Spray just prior to your wedding which is the most effective defense. Otherwise, we suggest considering planning alternative methods to ensure your guests comfort as an added precaution.

DOGS

We love dogs and are happy to have them join you on your special day so long as you clean up after them and ensure they do not damage areas of the property. Dogs are **never** allowed in the house in consideration of future clients' allergies. However, you can arrange for overnight pet accommodations at a nearby Doggie Day Care facility.

LIQUOR

LWF does not serve or supply liquor. We adhere to the State of Maine Liquor Laws which allows you to purchase and serve your own liquor if you so choose. We do require a Liquor Liability Insurance Policy as stated in our contract that can be purchased through a non-affiliate site for a minimal cost. You may also find that your Homeowners Insurance Company will extend you a rider. There are also many licensed bartenders for hire that can be found on our Preferred Vendor Guide if you so choose. Please note we do not allow cash bars. There are multiple locations where a service bar can be set up to accommodate your bar service vendor.

TENTING

Having a tent amongst the Apple Orchard creates a lovely flow from your seated reception to dancing in the barn. Placed inside a perimeter of apple trees with beautiful up-lighting creates a magical surrounding. With more than 80 guests a tent is strongly suggested. It is important to consider that having a tent provides a backup plan should there be inclement weather. Scrambling to rent a tent last minute should weather not cooperate can be challenging in the busy season. There are tent vendors listed on our Vendor Sheet and we can accommodate a tent for up to 200 guests. There is also outdoor power for lights and sound accessible for the tent location.



THE SURROUNDING AREA:

PLACES OF WORSHIP FOR YOUR CEREMONY

Should you not choose to have your ceremony on the property, Harpswell has many places of worship, all just a short drive up the road. The Union Church, St Katherine's, and The Elijah Kellogg Church in Harpswell are beautiful, and there are many options for places of worship in Brunswick.

ADDITIONAL OFF SITE CEREMONY OPTIONS

We are surrounded by options! Mitchell Field, just up the road, and Johnson Field at Mackerel Cove on Bailey Island are popular choices for ceremonies on the water. They require a reservation and/or a very small fee.

WATER + TRAIL ACCESS

We are ideally located at the end of a peninsula we are surrounded by water, most of it accessible within minutes. There is a drive-on beach just around the corner and the Town Dock at the end of the street. Both afford amazing backdrops for photographs. Several trails are accessible off RTE 123 and a list can be found on the towns site.

ADDITIONAL GUEST ACCOMMODATIONS

The Harpswell Inn is a few minutes up the road which is most convenient and there are over 200 hotel/Inn rooms collectively in Brunswick at various price-points. Alternatively, there are also rental homes in the immediate area which can be found searching AirBnB or other similar vacation home sites.

The Brunswick Inn

The Brunswick Station Tavern

The Comfort Inn

The Hampton Inn

The Best Western

The Fairfield Marriott

ADDITIONAL THINGS TO DO

There are endless ways to spend your time in southern Midcoast Maine. From the farm you're only 20 minutes from charming downtown Brunswick, the home of Bowdoin College and lots of great restaurants, boutique shopping, hotels, and art galleries. Because Live Well Farm is at the end of the Harpswell peninsula, we are surrounded by beautiful water activities, nature trails and seafood



restaurants... there is a lot to see and do! You can plan lobster excursions, whale-watching, sunset cruises, deep sea fishing, island hopping, kayaking, golfing, and hiking. The Freeport Outlets are just about 20 minutes away {home to the LL Bean superstore} and within a 45 minute drive to Portland {an amazing food and shopping city}. If you are feeling more adventurous, we highly recommend a drive up to Acadia National Park, Popham Beach, Boothbay Harbor, and Camden to name a few. Lazing around and breathing in the amazing salt air and experiencing Maine's unparalleled tranquility is an experience in itself.

PRICING

WEEKEND PACKAGE

Our weekend package is \$11,500 and includes:

- Complete access to the entire property
- The rental period is 3pm Thursday- 12pm Sunday
- This package affords our clients the most flexibility in scheduling each part of their celebration from vendor load in/out to reception dinners and guest gatherings in between.

ONE-DAY RENTAL PACKAGE

Our one day package is \$8,500 and includes:

- Outside and Barn access with limited use of the farmhouse . Farmhouse use is limited to the use of 1 downstairs bathroom and 1 downstairs bedroom for the bride/bridal party to get ready.
- The rental period is 9am-11pm

**** additional packages can be curated should you want to extend your stay, need early check-in and/or late check-out or use the farm house exclusively for your more intimate guest count.*



ADDITIONAL FREQUENTLY ASKED QUESTIONS

ARE THERE SPECIFIC VENDORS WE NEED TO USE?

No. It's important to us that you are able to curate your event to reflect your individual style, so we do not restrict your vendor choices—we do however require that all vendors are insured. Upon booking we provide a Preferred Vendor Guide which includes a curated list of vendors across several categories that we have had amazing experiences with and who also are familiar with the property.

CAN WE HAVE OUR REHEARSAL OR WELCOME DINNER ON SITE?

Yes, for clients who select the weekend package the farm is all yours. We highly recommend a traditional Lobster bake for a quintessential Maine rehearsal dinner! Additional meals served on site that are planned to accommodate above your “farm house guest count” must use insured caterers/bartenders. Please consider any additional clean-up needs or rentals that must be brought on site to accommodate these events.

CAN LIVE WELL FARM ALSO PLAN MY WEDDING?

Having over 10 years of experience in the events industry we are certainly available to be a sounding board but we are going to leave the planning up to those who do it professionally! We do require that all of our clients employ an insured event coordinator/planner who can more expertly assist you along the way and who is also present on the day of your event. This is a huge help for clients navigating the events world for the first time, assisting with vendor coordination and also gives peace of mind that your day runs smoothly so you can sit back and enjoy it. We have several wonderful Coordinators and Planners on our Preferred List if you need suggestions.

HOW DO WE RESERVE LIVE WELL FARM FOR OUR EVENT?

Upon your request, and pending event date availability, a LWF team member will customize your proposal and email it directly to you via a third party platform we use called Honey Book. Proposals are typically good for one week from the proposal date at which a 50% non-refundable deposit and signed contract to hold your date will be required. The remaining balance will be scheduled through intervals with the final payment being due 60 days prior to your event. We also require a certificate of insurance from a provider like wedsafe.com or eventhelper.com.

For additional information that may be specific to your stay please contact a LWF team member directly! Thank you!

