

Rural    Family Run    Private

# The BYIRS

*Co. Durham's newest wedding venue*





# Introduction

*"Slow down time and capture every moment"*

The Byirs offers only 2 weddings each week, ensuring as a family we can concentrate on making wedding days not only unforgettable but truly personal, situated in a rural location surrounded by water and charming countryside brings a calm approach to this unique venue. Step away from the hustle of everyday life as we provide you with full exclusivity to our private venue and grounds.

As the venue is family-operated, you'll experience a heartfelt service that caters to all your needs, adding an extra layer of warmth to the overall atmosphere.

This perfect harmony between coziness and grandiosity ensures that your wedding will be intimate, elegant, and truly unforgettable for every guest present.





An aerial photograph of a large, deep blue reservoir. The water is a vibrant blue, contrasting with the surrounding landscape. In the foreground, there's a sandy beach area with some small, dark green trees and bushes. A road or path runs along the edge of the reservoir. The background shows rolling green hills and fields under a cloudy sky. The overall scene is peaceful and scenic.

*“it feels like our own private  
island”*





## About Us

The Byirs is a collection of beautifully built stone and wooden buildings. The recently renovated barn dates back to the 16th century, which has been transformed into a rustic but modern ceremony space that oozes character and charm.

The farm itself is a non working and is steeped in history, it has been owned by the irwin family since 2014. Who had a vision of creating something extra special. The byirs is located on the south shore of the Derwent reservoir in a picturesque, bucolic setting, offering guests a chance to escape the city and enjoy the simple pleasures of the countryside.





*“create the perfect love story”*



# CEREMONIES



## INNER

Max Cap  
80

Can be increased to 100 guests using alternative seating arrangements

Set in its own paddock our byre, along with pagoda, create an undeniably beautiful backdrop for either an indoor or outdoor ceremony. With panoramic views over the crystal waters of the reservoir from every angle, you will be surrounded by beautiful, serene nature, with only the sound of the fluttering sails from the boats on the water or the singing of birds nesting near by to be heard.



## OUTER



A scenic view of a lakeside picnic area. In the foreground, a paved patio area leads to a gravel-covered picnic zone with several wooden picnic tables. A wooden gazebo with a gabled roof stands in the middle ground, overlooking a large body of water. The background features a distant shoreline with a small building and rolling hills under a clear sky. The text "A RURAL ROMANCE" is overlaid in the center.

# A RURAL ROMANCE



# Wilkinson Suite

Feel at home as soft instrumental music plays in the background, the air is scented with the distinctive aromas that flood the room.

Every detail of this stone room is designed to create the perfect surroundings for relaxing and entertaining.

This interlinking suite is a perfect spot to welcome guests with canapés and drinks upon arrival.





# Derwent Dressing Suite

Sitting in our morning preparation suite, getting ready for the day ahead is the perfect blend of excitement, anticipation and endless love.

Elegantly decorated with luxurious furnishings, soft lighting and a serene ambiance.

Gather your wedding party, pop some champagne, as you embark on a magical journey and create moments that will be cherished by all for years to come.





# Wood Rooms

invitingly rural accommodation

7 tastefully decorated rooms, which can sleep up to 21 guests, are only a short walk from our main venue. these quaint wooden rooms were built by the Irwin family in 2015.

More accommodation to be added including HoneyMoon suite coming soon.











# ISLAND ROOM

DINE | DRINK | ENTERTAIN



# Island Room

Our wedding reception room that exquisitely blends modern style with rustic charm, creating an enchanting atmosphere that is both elegant and warm.

Large glass windows dominate one side of the room, offering breathtaking, uninterrupted views of the tranquil waters of the Derwent Reservoir.

As the sun sets, natural light floods the room, casting a serene glow over the festivities and allowing nature to be a stunning backdrop throughout your celebration.



Underfloor Heating



Dog Friendly



Tables & Chairs included









# FOOD

At our wedding venue, we take immense pride in offering catering services that combine culinary excellence with the finest locally-sourced ingredients. Our in-house catering team is dedicated to curating a menu that suits every palate and dietary preference, ensuring your guests enjoy a memorable dining experience.

Our goal is to create an experience that celebrates local flavours while providing an extensive range of options to accommodate. Your guests will leave feeling satisfied, delighted, and well taken care of, making your wedding day even more exceptional.





A photograph of a bar interior. The wall is covered in dark, rectangular tiles with a grid pattern. To the right, there is a curved booth or bar area with a smooth, reddish-brown leather finish. The lighting is warm and ambient, creating a cozy atmosphere. The floor appears to be made of light-colored wood or stone.

# Colin's Bar

Situated a few steps from our main Island room,  
Our Cigar lounge inspired bar is a perfect spot to grab your next tippie.



# Pricing Guide 2025



## One Night Stay

March, April, November, December

	Venue Hire (included in min spend)	Minimum Adult day guests	Min spend From (Excluding accommodation)	Accommodation (for the Wood Rooms - up to 23 guests including honeymoon suite)	Ceremony area (included in min spend)	Minimum evening guests
<b>Saturday</b>	£6,000	70	From £16,650	£1,500	£400	100
<b>Midweek (Wed)</b>	£4,000	60	From £13,100	£1,500	£400	80

May - October

	Venue Hire (included in min spend)	Minimum Adult day guests	Min spend From (Excluding accommodation)	Accommodation (for the Wood Rooms - up to 23 guests including honeymoon suite)	Ceremony area (included in min spend)	Minimum evening guests
<b>Saturday</b>	£8,500	70	From £19,060	£1,500	£400	100
<b>Midweek (Wed)</b>	£6,000	60	From £15,100	£1,500	£400	80

## Two Night Stay

Turn your one day wedding into an extended celebration and enquire about adding on the evening before.

## Full Exclusivity

*All accommodation must be taken.*

*Bank holidays charged at Saturday prices.*

*Our venue max capacity is 80 daytime guests (can be increased to 100 guests using an alternative seating arrangement in the ceremony Byre) and 120 evening guests.*

*Minimum numbers and Minimum spend apply.*

*A bespoke quote can be created after viewing our venue.*



Prices, as of July 2024, are inclusive of vat at the standard rate and are subject to change at the discretion of The Byirs.  
Please note: Prices for 2026 may be subject to increase no more than 15%.

hello@thebyirs.com