



Historic New England Inn

A premier boutique hotel opportunity located in the heart of the Berkshires



 **Boston Realty Advisors**
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.



Property Highlights

- ☆ Inn and estate with 11-guest rooms and suites
- ☆ Turn-key bed and breakfast – recently renovated with meticulous attention to ongoing maintenance
- ☆ Ample on-site amenities including a heated swimming pool and tennis court
- ☆ A true four-season inn with year-round appeal for tourists seeking a relaxing environment with breathtaking natural beauty
- ☆ Situated on approximately 30 acres in the heart of the Berkshires



Summary

Boston Realty Advisors is exclusively retained to solicit offers for the Devonfield Inn, a boutique hotel in the heart of the Berkshires. This sprawling estate includes a main house with 11-guest rooms and suites, as well as ample on-site amenities including a heated swimming pool and tennis court. Situated on approximately 30 acres, this offering represents a unique opportunity to acquire a timeless hotel property in one New England's richest cultural destinations.

THE BERKSHIRES

The Berkshires is a geologically significant mountainous region consisting of 946 square miles that extends from western Massachusetts to the Connecticut River Valley. It is easily accessible, just a 2 1/2 hours drive to New York and Boston. Fantastic recreational opportunities include snowshoeing, snowboarding, skiing, rafting, kayaking, fishing and golf. With access to some of the best museums and centers for the performing arts, the Berkshires is a popular tourist and vacation destination.

The Berkshire region is widely considered a significant center for the visual and performing arts. It serves as the summer home of the Boston Symphony Orchestra. Local museums include the Clark Art Institute, the Norman Rockwell Museum, and the Massachusetts Museum of Contemporary Art (Mass MoCA). Performing arts institutions such as Boston Symphony Orchestra at Tanglewood, Jacob's Pillow Dance, as well as other numerous theater venues offer uniquely rich experiences. Bucolic resorts such as Canyon Ranch and over 300 nationally flagged hotel rooms in the pipeline or under construction, further illustrate the area's vibrant demand drivers. The Berkshires is renowned as North America's largest region for holistic health and education.

Travel Times

NYC / BOSTON – 2 Hours 30 Mins

HARTFORD/ALBANY AIRPORT – Less Than 1 Hour

Diverse Opportunities to Add Value

- ☆ Expand on existing hotel and residential rental operations
- ☆ Operating margin upside
- ☆ Draft off rapidly growing population of seasonal visitors and year-round residents
- ☆ Preliminary feasibility study and zoning analysis allows for the land to be subdivided into 8 lots containing one-family and two-family homes

Awards & Accolades

In the past several years, The Devonfield Country Inn has been named:

"Best of New England"

2015 Tripadvisor Hall of Fame
"Certificate of Excellence"



"Where to Stay in the Berkshires"

"Fodor's Choice
Establishment"

The New York Times



"Inn of the Year"

—Lanier Travel Guide

"Top 10 Most Romantic"

—ILoveInns.com

Lee, Massachusetts

First settled in 1760, Lee is a popular tourist destination noted both for its New England charm and access to the region's vast cultural amenities. It is known as the "Gateway to The Berkshires" due to its central Berkshire location and proximity to the Massachusetts Turnpike. Visitors frequent the area year-round with population peaking during the spectacular summer and fall foliage seasons.



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