



**TROUTBECK INN**

Amenia, New York

**KLEMM REAL ESTATE Inc**

Litchfield County's Premier Brokers

# Amenia, New York

Litchfield County / New York City - 80± miles

## Troutbeck Inn

The Troutbeck Inn and Conference center was originally a private early 1900's English country estate and has a rich history. It was converted to an Inn and conference center in the late 1970's and is currently used as corporate retreat and special events locale (such as weddings). It sits on 43 acres of magnificent lawns and gardens and includes river and stream frontage, towering centuries old Sycamore trees, stream side gazebo, walking paths and two tennis courts. For lodging there are a total of 3 buildings and 42 bedrooms: 19 in the 1920's stone manor house (with 1995 addition), 12 bedrooms in the "Century House" (18th century farmhouse with large 20th century addition), also includes large "public" living room) and 5 bedrooms in the "Garden house" with stone wall enclosed formal garden. "Manor House" includes a full commercial kitchen, a "Great Room" with fireplace that can hold up to 250 guests for corporate gatherings or 230 guests for wedding receptions (dance and dine) with French doors to a large outdoor stone patio; a smaller conference room with fireplace, paneling, exposed beams that easily accommodates 30; a comfortable living room with fireplace, paneling and exposed beams; the "Red Room" with Victorian bar; a sun room dining area; a sunroom breakfast area; a gym; reception area and offices. Included is an antique caretaker's residence, a 25 X 50 foot pool with large deck, full kitchen and changing rooms; and also, a maintenance barn and an enclosed swimming pool. It would make an incredible private residence and/or family compound, could continue as a highly regarded and award winning Inn and conference center, could be further developed (conceptual plan is in place for a total of 38 dwelling units) or could be converted to a completely different use under current zoning regulations that encourage "adaptive reuse" of historic properties. There is additional land available for sale. Troutbeck is located in Amenia NY, minutes from the train station and Sharon, CT.



**Address:**  
515 Leedsville Road,  
Amenia, New York  
**Acreage:** 43±  
**Price:** Upon Request  
**Listing Agent:**  
Roger Saucy  
860.868.7313 Ext. 22  
*All Data to be confirmed by Buyer.*

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