

*Welcome to*

## T H E H O P E W E L L

A conservation-minded hospitality experience in an old country manor on 24 secluded acres. The Hopewell introduces humble luxuries and farm-to-table appeal in a verdant, countryside setting nearby historic rivertowns of New Hope and Lambertville. Offering the simple pleasures of the American pastoral tradition reinvented for the urban-explorer



## Adaptive Reuse Precedent

The Countryside Estate is a proven success story; achieving historical preservation and environmental stewardship via immersive hospitality & experiential tourism.



## Babington House

*“Built in 1705, Babington House is a Grade II-listed manor set in 18 acres of English countryside in the heart of Somerset, 30 minutes from Bath.”*



## The Newt

*“A Country Estate, Reimagined  
Our working estate in Somerset has acres of splendid gardens, woodland, farmland and cyder orchards to explore. Stay a night or two, or become a member and see the landscape change throughout the year.”*



CONCEPT PLAN  
W/EXISTING STRUCTURES



100% EXISTING STRUCTURES  
NO NEW CONSTRUCTION  
*- added: pool*  
*- adjusted: parking area*

The Deep End Venue

Pickle ball Rec area

Pond

Farmhouse

Native Gardens

Clubhouse Apartments

Clubhouse Barn

FIDDLERS CREEK ROAD

Access to Hiking Trails

Pool

Remote Parking Area

Cottages

29 FIDDLERS CREEK ROAD  
PROPERTY PHOTOS



# The Inn



Inspired by the heritage and pastoral beauty of its locale. Infusing the new with a reverent nod to the old.

13 estate rooms

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7 barn rooms

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7 cottage rooms

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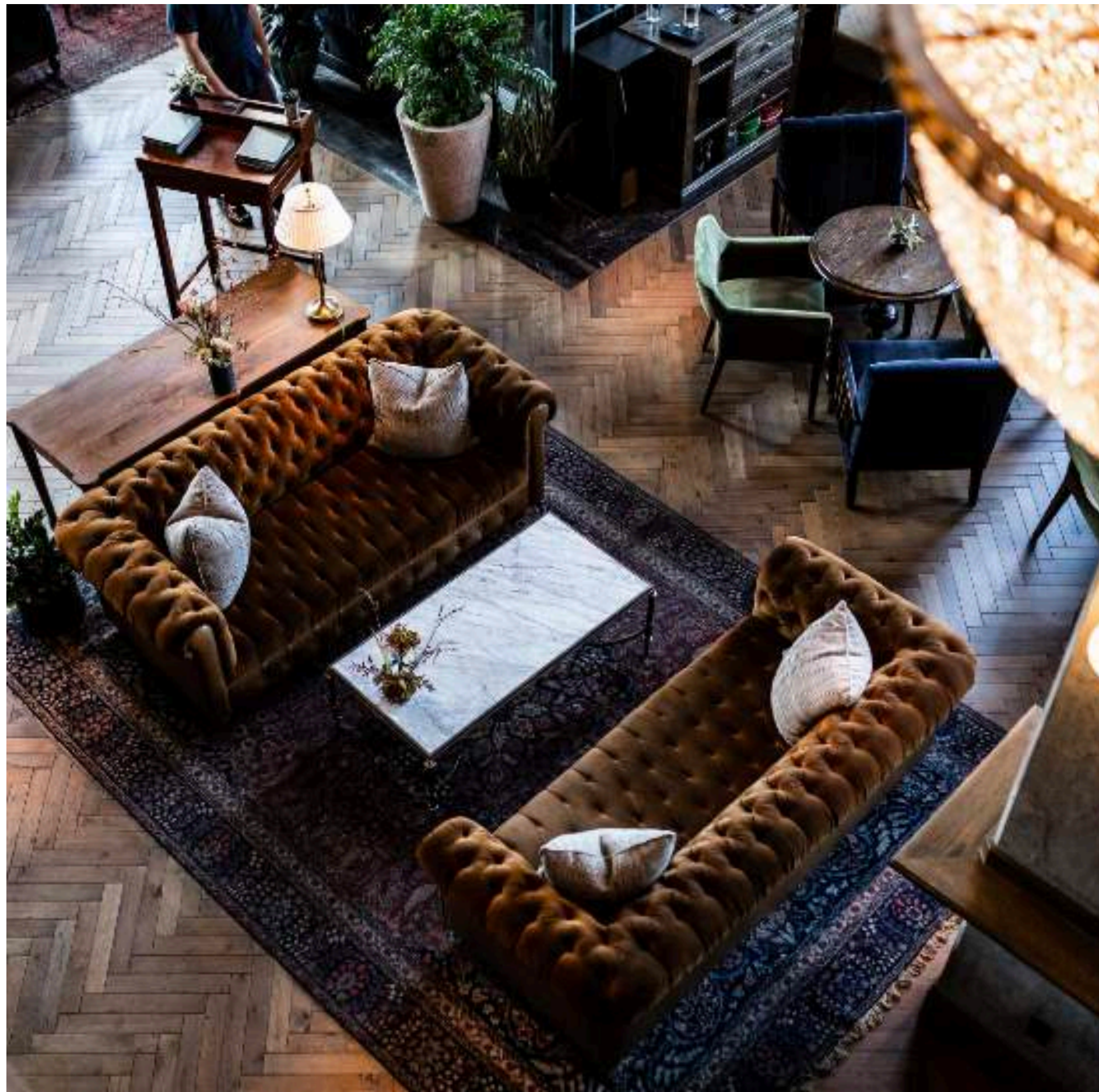
Family Room

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Library Bar

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Dining Room



# The Amenities



A welcoming place for both guests and locals. Spaces that allow for play, replenishment, gathering & solitude

Barn Clubhouse

*Spa*

*Workout Room*

*Coffee & Coworking zone*

*Yoga & Meditation Space*

*Pool*

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Grass Pickleball & Croquet

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Walking Trails



# The Local Food Ethos



Committed to the act of sourcing and growing sustainable and fresh food

Family style “ranch” menu changes regularly to accommodate what is in season

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Cured & preserved program highlights waste reduction

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Dinner ingredients are re-purposed for the picnic basket pantry

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Cooking classes

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Guest chefs, farmers & makers





# The Program



Conservation through sustainable initiatives  
& immersive experiences that positively  
impact the surrounding plant, animal &  
human community

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Membership dues sponsor partnerships with  
Fohvos, Wild Birds, AAAP, Rolling Harvest,  
D&R Greenway

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Endemic plant initiatives, permaculture,  
bee-keeping, regenerative farming

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Guided hikes, foraging workshops, Bird  
watching tours, art+nature collabs

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Renewable energy, carbon, offset programs  
for guests, waste reduction, DIA  
procurement



## THE RETAIL EXPERIENCE

### RIVER COUNTRY DRY GOODS

A well-curated retail program serves to both reinforce the lifestyle component of The Hopewell's brand identity & conservation ethos.

River Country Dry Goods balances locally sourced treats with artifacts that celebrate nature and wellness.



## Stewardship



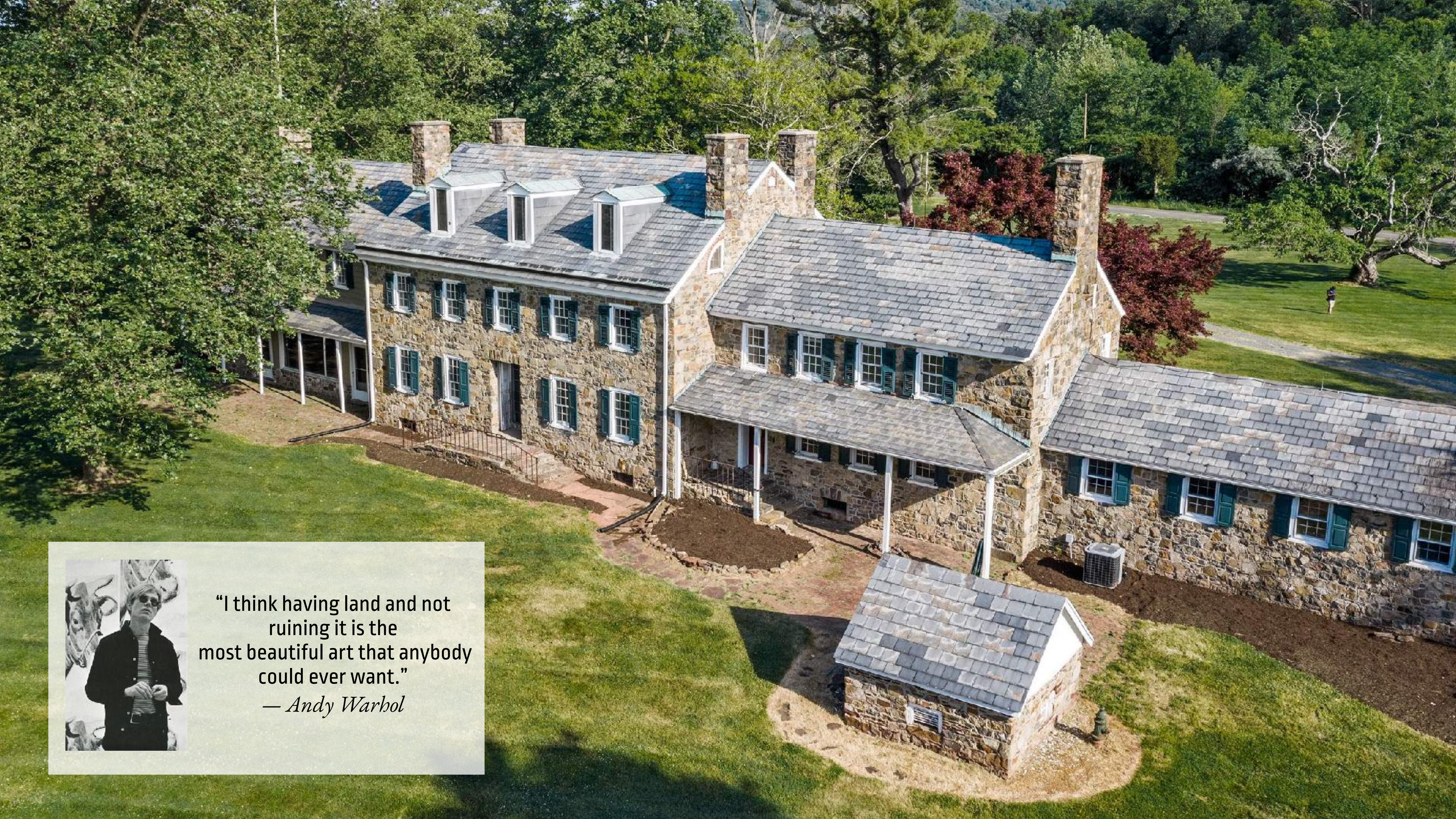
- Rebuild Septic & Well
- ~
- Repair Structural & Aesthetic Damage
- ~
- Integrate Renewable Energy
- ~
- Remove/Replace Asphalt
- ~
- Replace Invasive Species with Native Plants, Permaculture, Reforestation
- ~
- Improve Stormwater Management

## Benefits



- Economic: Support Local Economy
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- Community Engagement: Amenities & Partnerships
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- Preservation & Restoration of a Treasured Locale
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- Environmental: Improved Environmental Impact





“I think having land and not  
ruining it is the  
most beautiful art that anybody  
could ever want.”

— *Andy Warhol*

## INDUSTRY EXPERTS

Proven track record building successful, independent hospitality concepts that appeal to the modern traveler and attract significant buzz.

PROJECTS HIGHLIGHTED IN:

**The New York Times**

**AFAR VOGUE**

**Condé Nast  
Traveler VANITY FAIR**



Margot Stern, *Development*

Margot Stern has 10 years of experience launching boutique hotels. Her most recent endeavor, Avenida Baja, achieved over 80% occupancy within its first few months of operation, in spite of the global pandemic. Margot's former global brand leadership experience includes the management of a 450 million dollar consumer products portfolio for Mattel and Disney. She has an MBA from The Wharton School as well as a Masters in International Studies from The Lauder Institute at The University of Pennsylvania.



Lisa Reile, *Operations*

Lisa Reil's 12+ years of experience in hospitality operations have included the launch of several award-winning boutique hotels including Austin's Hotel Saint Cecilia, TOURISTS in the Berkshires, and The Chloe in NOLA, gaining outstanding support in the press and achieving over 90% occupancy within 2+ years. Lisa has 21 years of leadership helping to grow Whole Foods from mom and pop health food store to it's current incarnation.

A DESIGN &  
DEVELOPMENT TEAM  
WITH EXPERIENCE  
BRIDGING OLD & NEW

From industrial complexes to custom homes, bespoke renovations to fast-paced commercial construction, The Hopewell's team has a broad skillset & impressive roster of successfully completed projects



*Afra Farry, Design & Architecture*

Afra Farry brings over 12 years of experience as an architect across commercial, residential, and hospitality projects, most recently specializing in boutique hotels. Her experience at Foster + Partners in London, includes contributions to well-known projects including Apple's corporate headquarters in Cupertino and Bloomberg's European headquarters in London. Following this, she joined residential experts Walker Warner Architects in San Francisco, honing her skills on bespoke high-end homes. Afra holds a Bachelor of Architecture from Cornell University and a Masters from AA School of Architecture in London.



*Donnelly Construction, General Contractor*

Founded in 1977, Donnelly Construction is a leading general contractor, construction management and property development company with headquartered in Wayne, New Jersey. The company has enjoyed steady growth for over 40 years thanks to their well-earned reputation for excellence, quality and integrity. Donnelly currently serves a wide range of sectors, including country clubs, corporate warehouses, retail stores, restaurants, hotels, and more. Over the years, RJ has delivered some of Donnelly's most high profile projects, such as the SOHO Grand Hotel, Korean Presbyterian Church, multiple Amazon warehouses and many more.

THE HOPEWELL

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*Thank You*