

An aerial photograph of a scenic landscape. In the foreground, a large, vibrant green field, likely a golf course, is visible, surrounded by dense, lush green trees. A winding road or path cuts through the trees. In the background, a wide river flows through a dense forest. The sky is clear and blue.

Welcome



THE HOPEWELL

29 FIDDLER'S CREEK ROAD

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.”*



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

~

Family Room

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Library Bar

~

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



Site Preservation



Everything proposed room fits within the existing structures.

Accessory Structures such as the ice house and pump house will remain.

Proposed outdoor dining areas will re-purpose existing paved areas

Existing asphalt will be removed.

A smaller drive and remote, tree-lined parking area with pervious pavers will minimize vehicle disturbance.



The Program



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

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

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

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

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



Case Study: The Newt Somerset



Foraged Festive Decorations

Forage natural materials then craft
your own decorations



Christmas Cards & Calligraphy

Create your own Christmas cards and learn
then principles of calligraphy



Dawn Walk: Enchanted Trail

Start your day on the right foot and put a
spring in your step

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

Community Engagement:
Amenities & Partnerships

Preservation & Restoration of a
Treasured Locale

Environmental: Improved
Environmental Impact



INDUSTRY EXPERTS

PROVEN TRACK RECORD IN BUILDING SUCCESSFUL, BESPOKE HOSPITALITY CONCEPTS THAT APPEAL TO THE MODERN TRAVELER AND ATTRACT SIGNIFICANT BUZZ.

PROJECTS FEATURED IN

The New York Times

AFAR VOGUE

Condé Nast
Traveler VANITY FAIR



MARGOT STERN, DEVELOPMENT

Margot Stern has **8+ 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 & MA from The Wharton School & The Lauder Institute at The University of Pennsylvania.



LISA REIL, 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 San José, 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 a mom and pop health food store to it's current incarnation.



AFRA FARRY, DESIGN

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 AA School of Architecture in London.



FIDDLERS CREEK ROAD

Thank You



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Appendix Articles

[Hopewell adds a foraging forest](#)

[Sustainable Tourism](#)