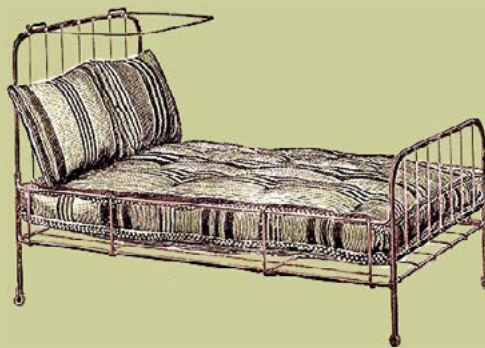




ROXBURY BARN
AND ESTATE

The Lodging List



March 2021

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Good to know:

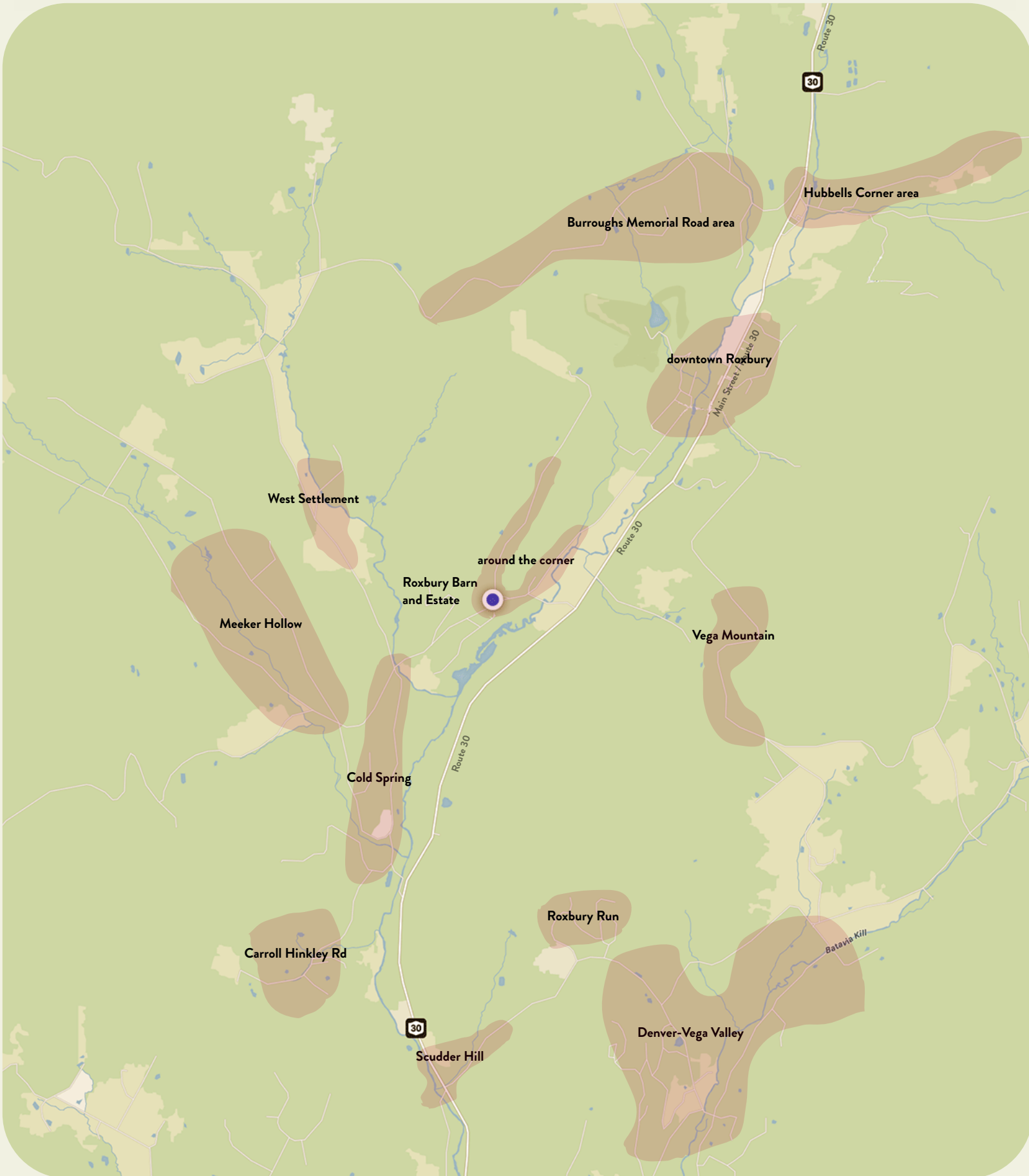
- There are over a **120 lodging options** on our list.
- The list starts close by in Roxbury (offering **80+ lodging options**), then listing the neighboring villages and hamlets.
- The map on the next page shows you the main Roxbury areas, and we list the lodging options clustered by area, so friends or family members can easily find places to stay near to each other.
- We'd advise to choose a lodging place in the areas covered in our Lodging List, so your travel time to and from our estate stays convenient.
- If a shuttle service is in place for your event, and you'd like to make use of it, it's advised to find a lodging place within the Roxbury area.



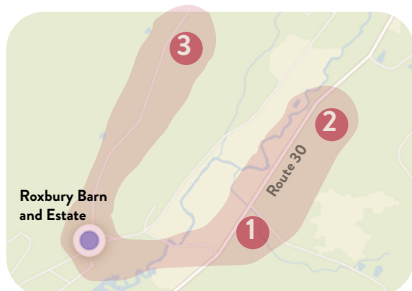
Why are a couple of nearby villages missing from the list?

Our area is mountainous with sometimes limited connecting roads, and so some villages (such as Prattsville, Stamford, Hobart and New Kingston), which from a birds-eye view on a map look reasonably close, are in fact quite a distance away by road. Prattsville, for example, might look like it's just a mountain away, but in reality is more than a 30-minute drive from our estate. Especially when a shuttle service is in place for the event, travel time to and from these places could make things unnecessarily inefficient.

Roxbury's main lodging areas



Roxbury: around the corner



1 East Branch Farm

A one minute drive through Briggs Road, East Branch Farm (a working vegetable farm) offers a Greek Revival farmhouse which can accommodate individuals, couples and large groups. 6 spacious bedrooms, 4 full bathrooms, two of which are private en suites. The total house can sleep 12-14 guests, but you are also welcome to rent a single room depending on availability. For wedding parties and families of the happy couple, there's plenty of space for hair & make up, photoshoots and rehearsal dinners. Madalyn & Arthur: (607) 326-6177 <https://straightoutoftheground.com/pages/farm-stay>

2 Playful

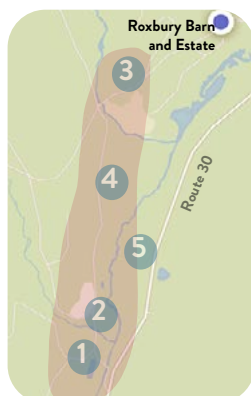
Brand new fun and comfortable 2 bedroom apartment on a 4 acres property with beautiful views.

<https://www.airbnb.com/rooms/43800054>

3 Roxbury Mountain Retreat

Bright, airy mountaintop getaway set on two-acres of land, just around the corner of our estate, on Scott Green Road. Two-bedroom, two-bath-room, deck, mid-century modern design, private pond. Host: Katarina Jerinic <http://www.roxburymountainretreat.com>

Roxbury: Cold Spring Road



Cold Spring Road starts just a mile away from our estate.

1 Contemporary Luxury Home

One of our favourites! Modern and sophisticated, beautifully located home, two miles down the road from the barn. 4 bedrooms, 4 bathrooms. Private swimming pond with fountains and swimming house, large gardens and field, multiple decks, gorgeous views. Manager: Esther de Jong. Call 1-800-913-9813.

<https://www.greenlabelhome.com/roxbury-estate.html>

2 The Roxbury Waterfall House

1970's A-frame house built over a mountain stream with a beautiful full view of a private waterfall, which actually runs underneath the house! 3 Bedrooms, 2 Bathrooms, accommodates 6. Internet, TV, no smoking.

<https://www.airbnb.com/rooms/7368000>

3 The Roxbury at Stratton Falls

New resort opening early summer of 2020, just a mile down the road from our barn. Thematically styled rooms, suites, and cottages (think Dracula, Wonder Woman, Cinderella). As in their sister location in downtown Roxbury, there are quite some restrictions for wedding related guests: group reservations are not an option here, and neither are gatherings of friends in rooms. No pets. <https://theroxburyexperience.com/>

4 The Little House

Cottage with two bedrooms (2 queen beds), indoor fireplace, wifi, just a couple of miles from our place. Not suitable for children (0-12) or pets.

<https://www.airbnb.com/rooms/30421301>

5 Woodpecker Hollow

Choose a 1 bedroom Suite or 2 bedroom, 2 bath BlackBerry Lodge. <https://www.woodpeckerhollow.com/>

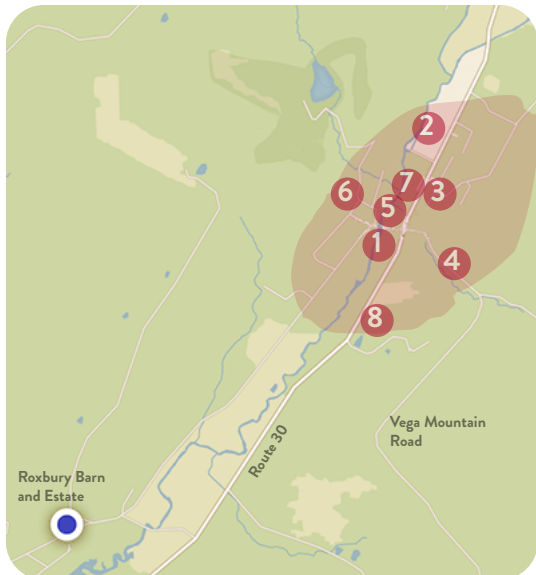
<https://www.airbnb.com/rooms/42623822>

Downtown Roxbury

1 The Roxbury Motel

Revamped motel with quirky themed rooms, just a mile down the road from our barn. 27 rooms and suites. Like their sister location at Cold Spring Road, there's quite a lot of restrictions for wedding related guests: group reservations are not an option here, and neither are gatherings of friends in rooms. Pets never allowed.

2258 County Highway 41 Roxbury, NY 12474 (607) 326-7200 <https://theroxburyexperience.com/>



2 Meyorning Manor

Sweet house on Roxbury's Main Street. Bright and cosy, perfect for families, couples and friends. Fireplace, fire pit, big backyard, two bedrooms and a game room. <https://www.airbnb.com/rooms/29938259>

3 Roxbury Manor

Victorian farmhouse offers 5 bedrooms, 2 full bathrooms, sleeps 10. Located on Roxbury's historic Main Street, opposite of the local gas station. <https://www.roxburyrocks.com/>

4 Streamside Sanctuary

Spacious three bedroom home steps away from Roxbury's Main Street. Fall asleep listening to the stream running by. 6 guests, 3 bedrooms, 4 beds, 1.5 baths. <https://www.airbnb.com/rooms/36560653>

5 Roxbury Victorian

Classic Victorian home in the heart of historical Roxbury, across the street from The Old Mill. Six bedrooms, 1 and 3/4 bath. Big back yard for games and grilling. Dog friendly. <https://www.airbnb.com/rooms/42846133>

6 Summer of 42

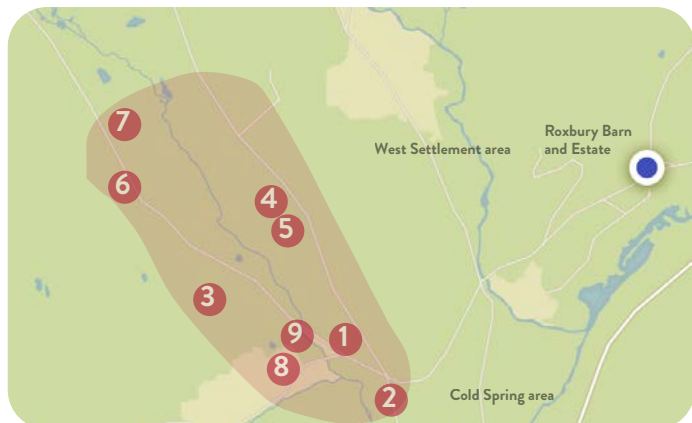
Two available private suites in a home from late 1800's. Large porch with wicker seating, just around the corner from Roxbury Motel. The bathroom is a shared space. <https://www.airbnb.com/rooms/33248166>

7 Sun-filled Victorian Apartment

Two bedroom, one bath apartment with private entrance and porch in a historic Victorian residence. 4 guests. Washer/dryer. TV. Wifi. Private Porch. <https://www.airbnb.com/rooms/45365887>

8 Ichabod's House - Lodge Room

The Lodge Room is a cosy room across from a quiet lounge with library. There is room to roll out a yoga mat or just have a beverage and read a book. Situated in a late 1850's farmhouse. Home is named after the friendly dog who lives there. Accommodates 2. Two shared bathrooms, one bedrooms, one bed. <https://www.airbnb.com/rooms/19031588>



Roxbury: Meeker Hollow

Upper and Lower Meeker Hollow are located in a valley at the bottom of Plattekil Mountain, just minutes from our estate.

1 The Farm at Meeker Hollow

Renovated country farmhouse with stunning views. Six bedrooms with three and a half baths, and an open floor plan.

244 Lower Meeker Hollow, Roxbury, 2.4 miles from our estate.

<https://www.airbnb.com/rooms/30853280>

2 Tyler Hill

One-of-a-kind getaway on 15 acres at this 4-bedroom, 2.5 bathroom Roxbury vacation rental home. Two miles down the road from our estate.

<https://www.vrbo.com/1276067>

3 Bellfire Farm B&B, Birdhouse & Tipi

Two different rooms in the main 19th century farm house (which can be rented together or separately), or your own “bird house” with amazing views, or your own tipi, nestled between a seasonally running creek, maple trees and wild flower field (the tipi accommodates 4). Pets allowed.

<https://www.bellfirefarm.com/>

4 Meeker Hollow Cabin

Simple cabin on 20+ acres with pond and pretty views. 1 bedroom, 4 beds, 1 bath, accommodates 4.

<https://www.airbnb.com/rooms/18559137>

5 Meeker Hollow Apartment

Ground floor apartment on same property as Meeker Hollow Cabin above. 1 bedroom, 2 beds, 1 bath, accommodates 4.

<https://www.airbnb.com/rooms/22814275>

6 Brookside

Unassuming home filled with wood accents and charm. Brook and pond. 3 bedrooms, 3 beds, 2 baths, fits 6.

<https://www.airbnb.com/rooms/26351983>

7 Renovated Catskills Barn

Large, upscale property with rustic country roots located on 20 acres amid in a green meadow. 16 guests · 7 bedrooms · 8 beds · 5.5 baths

<https://www.airbnb.com/rooms/47996303>

8 Liberatore Cottage

Simple streamside cottage just off of Lower Meeker Hollow Road. Two bedrooms (1 queen and 2 twins), 1 bathroom. With the additional futon it will sleep 5 total. There's a full kitchen and laundry. Also a gas grill and camp fire.

<https://www.airbnb.com/rooms/3718376>

9 Rustic Apartment

Lower level walk-in apartment in wooden house on Lower Meeker Hollow Road. 1 bedroom, 2 beds, 1 bath, sleeps 4.

<https://www.airbnb.com/rooms/20647857>

9 Tentrr The Hollow

Tentrr site situated on same property as Rustic Apartment above. On mountainside with sunrise views, bordering forests, and great marked hiking trails. There is a pond on the property if you want to fish or swim too. 1 bedroom, 1 bed, 1 bath.

<https://www.airbnb.com/rooms/28103153>



Roxbury: West Settlement Road

West Settlement Road is a long road which starts around the corner from our estate, a mile down our road.

1 The Poko Lodge

Contemporary A-frame style home minutes from our place. Incredible mountain views. 3 bedrooms, 5 beds, 2 baths, sleeps 10. <https://www.airbnb.com/rooms/21804280>

2 Rest and Renew

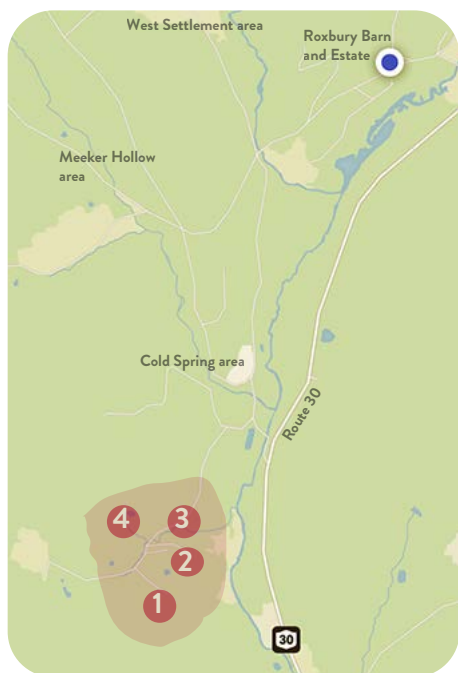
Spacious house with deck, pond, and mountain views. 1 bedroom, 1 bathroom, accommodates 2. Completely rural, 3 miles from the estate. <https://www.airbnb.com/rooms/13062012>

3 Joe from Chicago's Pool Hall

Joe from Chicago's Pool Hall is an eclectic stand-alone apartment on the second floor of a small barn. Comfortable for a couple, yet sleeps up to three. Hosts live in adjacent farm house. <https://www.airbnb.com/rooms/36974201>

4 The Squire House

Modern, comfortable two level home on 11 private acres. 9 guests, 4 bedrooms, 5 beds, 2 baths. No pets. <https://www.greenlabelhome.com/the-squire-house.html>



Roxbury: Carroll Hinkley Road Area

Carroll Hinkley Road is a meandering road and off-spring of Old Spring Road, on the south side of our village.

1 Cat + Wolfe Lodge

Comfortable house with a mix of rustic and modern decor and lots of space. Deck, views, huge lawns. 8 guests, 3 bedrooms, 4 beds, 2 baths. <https://www.greenlabelhome.com/cat--wolf-lodge.html>

2 Ava's Mountain House

Home on 9.5 acres with panoramic mountain views. Jacuzzi tub and deck. 12 guests, 4 bedrooms, 9 beds, 3 baths. <https://www.airbnb.com/rooms/27469726>

3 Tentrr - Roxbury Mile High Club

Tentr camping option includes all your needs, collar, hammock, vegetable garden, pond, and amazing views. <https://www.airbnb.com/rooms/28133872>

4 Twin Peaks

Large home with quiet and serene surroundings, just a couple of miles from our place. 5 bedrooms and 2.5 baths + jacuzzi as well as 2 fireplaces and an easy flow to socialize. <https://www.airbnb.com/rooms/29776836>

Roxbury: Scudder Hill



Scudder Hill Road is just 3.2 miles away from our estate, off of Route 30.

1 Cupcake Cottage

1000 sf converted 1838 barn on the side of a hill, facing a deep private valley. Open bedroom upstairs, serene gardens and privacy in abundance. Fully equipped kitchen and pantry. Washer and dryer. <http://www.cupcakecottageroxbury.com>

2 Scudder Hill House

A home (and former inn) with five rooms ranging in size and configuration. There is also a three-bedroom separate quarters that sleeps up to ten people. <http://www.scudderhillhouse.com>

3 Villa Sposa

AKA the House of the Bride. Secluded fun & kitschy villa. Just 2 miles from our estate. 234 Scudder Hill Road, Roxbury, NY 12474 (917) 693-9276 <https://www.villasposa.com/>

4 Lodging at Rosehedge

Newly renovated antique farmhouse on Route 30. 4 bedrooms, 2 full baths, private lock-off unit that can accommodate up to 8 guests. The base price is \$125 per room per night, or \$400 for 8 for 2 nights. Continental breakfast served each morning. <https://www.airbnb.com/rooms/5440244>

5 Creekside Getaway

1865 Barn transformed into a 2 bedroom dwelling. Master Bedroom with King, second bedroom with queen. Living/dining/kitchen. Washer/Dryer. <https://www.vrbo.com/1995638>

6 A Night in Roxbury

Private home in a quiet area, modern touches in an older charming house. 3 bedrooms, 5 beds, 2.5 baths, sleeps 8. Pet friendly. <https://www.airbnb.com/rooms/26901029>

7 Large Catskills Retreat

Huge light-filled house is a mixture of modernity and classic Catskills charm. 12 guests, 6 bedrooms, 6 beds, 2.5 baths

<https://www.airbnb.com/rooms/21794847>

8 Meadowlark

Private cottage set in the middle of 6 acres with private road. Pet friendly. 5 guests, 4 bedrooms, 4 beds, 1.5 baths

<https://www.airbnb.com/rooms/48082588>

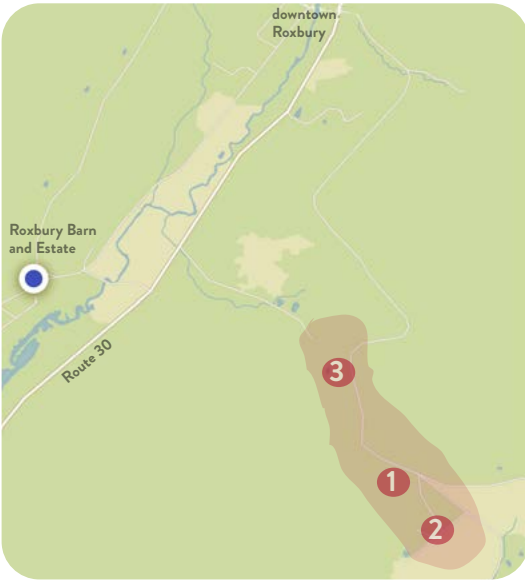
9 Mountain View Suite

Apartment on 20 acres Wood burning stove and sun deck. Bedroom with queen bed. Wifi & cable. 2 guests, 1 bedroom, 1 bed, 1 bath.

<https://www.airbnb.com/rooms/48207254>

Roxbury: Vega Mountain Road

Vega Mountain Road is a windy road running up from Main Street Roxbury, offering beautiful mountain views.



1 Hilltop Hideaway

House located on a private road for ultimate serenity. 3 bedrooms, a full-height sleeping loft, 2 full baths and fully appointed kitchen make this a perfect destination to relax with family and/or friends. Pets allowed with approval.

<https://www.airbnb.com/rooms/23624382>

2 Catskill Mountain View House

1980 square feet house on 8+ acre, beautifully set at the end of Charles Morse Road, off of Vega Mountain Road. Fabulous mountain views from the large front deck. 4 spacious bedrooms, 2 baths and sleeps 8 to 10 people. Jennifer Cole (917) 848-7074 or (607) 326-3424

<https://catskillmountainviewhouse.com/>

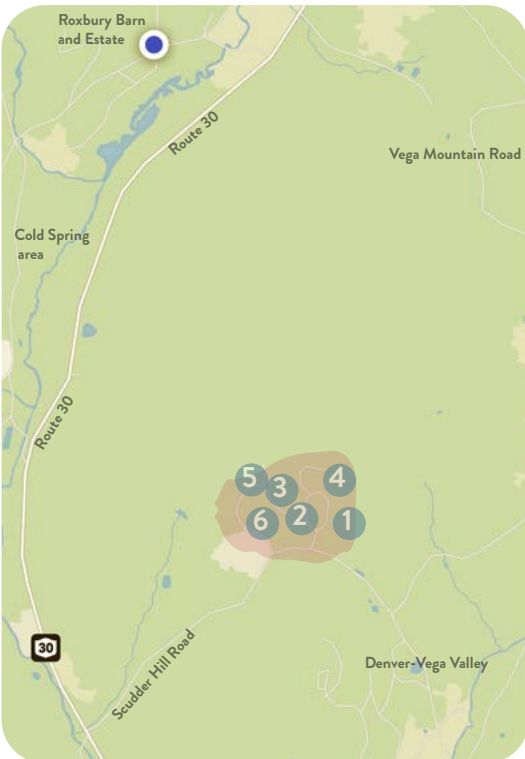
3 Vega Mountain Home

This secluded cabin sits on 10 beautiful acres with its own trails leading to a magical pond. 4 Bedrooms, 2.5 bathrooms, open kitchen connected to the living room. Managed by Esther de Jong, Green Label Home

<https://www.greenlabelhome.com/vega-mountain-house.html>

Roxbury: Roxbury Run Village

Roxbury Run Village is a mountaintop gated community, offering recreational facilities such as four tennis courts, an Olympic size pool and a toddler playground. **PLEASE NOTE: Homeowner's Association requires 2 weeks minimum rentals, and absolutely no shuttle buses on property.** <http://roxburyrunvillage.com/index.html>



1 Brian's Townhouse

End unit with a large deck area. 8 guests, 3 bedrooms, 4 beds, 2 baths. No pets, no infants. 14-day minimum rental only. <https://www.airbnb.com/rooms/16201548>

2 Blissful Spirit Townhouse

Newly renovated townhouse. 8 guests, 3 bedrooms, 5 beds, 2 baths. 14-day minimum rental only. <https://www.airbnb.com/rooms/19912107>

3 Peaceful Spirit Townhouse

8 guests, 3 bedrooms, 5 beds, 2 baths. 14-day minimum rental only. <https://www.airbnb.com/rooms/42666411>

4 Peter's Townhouse

6 guests, 3 bedrooms, 4 beds, 2 baths. 14-day minimum rental only. <https://www.airbnb.com/rooms/4916896>

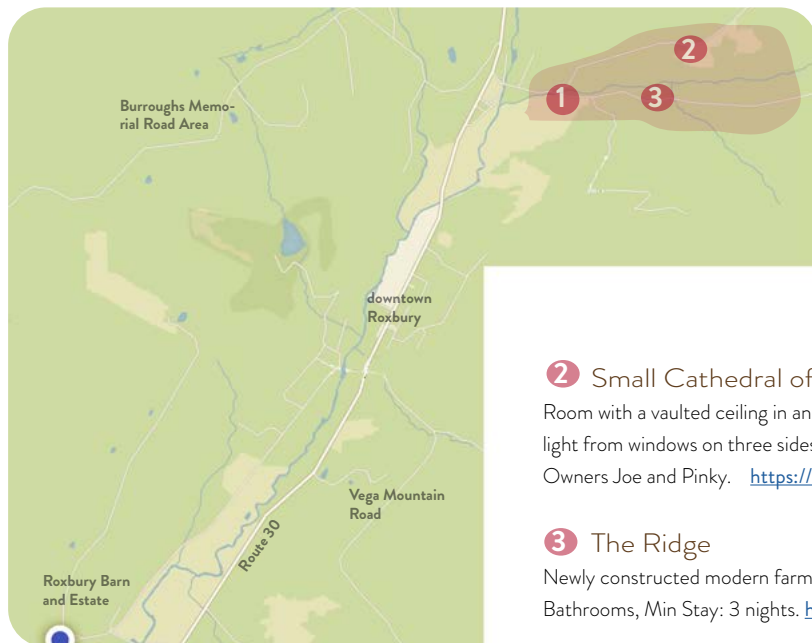
5 Monica's Townhouse

Triplex with two outdoor decks. 9 guests, 3 bedrooms, 5 beds, 3 baths. 14-day minimum rental only. <https://www.airbnb.com/rooms/12198863>

6 Joel's Townhouse

Sleeps 10, 4 beds, 3 baths, 3 floors. 14-day minimum rental only. <https://www.vrbo.com/4943936ha>

Roxbury: Hubbells Corner Area



Hubbells Corner and Montgomery Hollow Road are located at the hill foot and going up the mountain, on the north side of Roxbury, starting 3 miles from our estate.

1 Luxury Log Home

Spacious and comfortable log house on a gorgeous multi-acre site enjoying spectacular views of the surrounding hills. 4 Bedrooms, 3 Bathrooms, Sleeps 8. Manager: Esther de Jong 1-800-913-9813 <https://www.greenlabelhome.com/luxury-log-home.html>

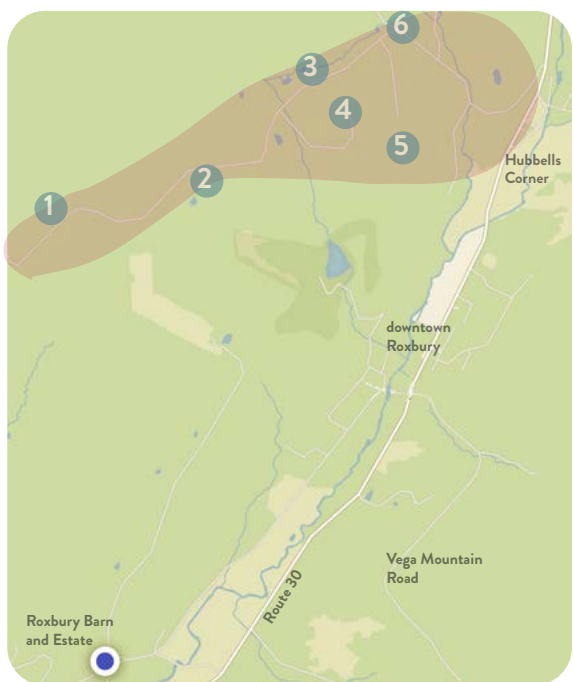
2 Small Cathedral of Light

Room with a vaulted ceiling in an 1832 farmhouse located on 60 wooded acres in a secluded valley, bathing in light from windows on three sides. Has a private bath with a tin ceiling and claw-foot tub. Accommodates 2. Owners Joe and Pinky. <https://www.airbnb.com/rooms/8354235>

3 The Ridge

Newly constructed modern farmhouse with sweeping mountain views. Accommodates 6, 3 Bedrooms, 2 Bathrooms, Min Stay: 3 nights. https://www.instagram.com/ridge_roxbury/

Roxbury: Burroughs Memorial Road Area



Burroughs Memorial Road and Hard Scrabble Road, the two main roads in this area, are located in Northern Roxbury, and can be reached either through West Settlement Road on the west side, or through Main Street/Route 30 on the east side of this beautiful mountainous area.

1 John Burroughs' Boyhood Home

Beautiful house, 4 miles from our barn: 5 bedrooms, 3 full bathrooms, sleeps 10 comfortably. Beautifully restored, private, ca. 1850 farmhouse - poet and naturalist John Burroughs' 'Old Home'. Walk the land that inspired Burroughs, and drink from the same spring that has supplied the house since it was built. 1067 Burroughs Memorial Rd Roxbury, NY 12474 Owner: Patricia Dana <https://www.burroughshomestead.com/>

2 Peaceful Catskills Mountaintop Estate

This beautiful mountaintop historic home is set on 30+ acres of secluded land with stunning views. With 5 bedrooms and 3.5 bathrooms you can enjoy the Catskills with friends or family. <https://www.airbnb.com/rooms/34647867>

3 Modern Getaway with Mountain Views

Spacious, modern home on 9+ acres of open fields and woods. Porch, hot tub on the deck. 3 bedrooms, 3 beds, 3 baths, sleeps 6. <https://www.airbnb.com/rooms/38795662>

4 Secret Catskills Cabin

Spacious log cabin with mountain views, surrounded by 10+ lush acres. 3 bedrooms, 7 beds, 2 baths, sleeps 10. <https://www.airbnb.com/rooms/22065257>

5 Bellwood Cottage

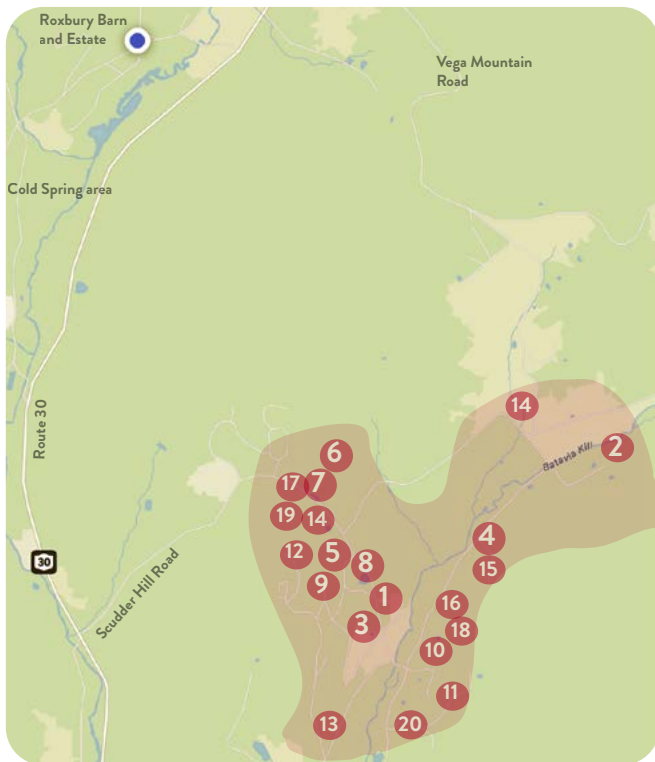
Cute cottage in an idyllic setting at the end of a dead end road (Robbins Road), cosy, with 3 Bedrooms, 2 Bathrooms, Sleeps 8. Pets allowed. Owners Beth and Eric Berg. <https://www.airbnb.com/rooms/10331480>

6 Windswept Cottage

Country cape on a quiet road. Deck, frog & koi pond. It is a two family home with the owner/caretaker on the premises. 6 guests, 3 bedrooms, 5 beds, 2 baths. <https://www.airbnb.com/rooms/43856095>

Roxbury: Denver-Vega Valley

Denver-Vega Valley, part of the Roxbury Township, is a valley just over the mountain, 4 miles southwest from the estate, off of Route 30. It can be reached on the west side via Scudder Hill Road, and vis the north eats side via Vega Mountain Road.



1 Deer Run

Comfortable and stylish, gorgeously renovated Catskill Chalet. Cathedral ceilings, large windows, grill, fire pit, deck w/views. Manager: Esther de Jong. Call 1-800-913-9813. <https://www.greenlabelhome.com/deer-run.html>

2 Choco Barn

Secluded 19th century mountain barn made into a 6-bedroom home. Over 5500sqft large. Ideal for 2 families or group of friends. Huge open living space, 3 bathrooms, sleeps up to 16 people. <https://www.vrbo.com/920649ha>

3 Treetop Studio

Really nicely designed and comfy studio apartment with 2 beds, 1 bath, accomodates 4. <https://www.airbnb.com/rooms/28961234>

4 Denver FarmHouse B&B

B&B in fully restored & uniquely decorated 1870s farmhouse, with three very distinct rooms: The Silhouette Room, The Green Room and The War Room. Each room can sleep two people, so all together a group of 6. Filled with antiques and curiosities, the whole house has a real unique look and feel.

The War Room <https://www.airbnb.com/rooms/4810853>

The Silhouette Room <https://www.airbnb.com/rooms/4801010>

The Green Room <https://www.airbnb.com/rooms/4803549>

5 Wichswich

Luxurious house with plenty of space, heated saltwater pool, hot tub, expansive multi-level outdoor living space. 3 bedrooms, 4 beds, 2.5 baths, sleeps 8. Managed by Kim at R & R Vacantion Rentals. <https://www.airbnb.com/rooms/34574061>

6 Modern Catskills Cottage

Situated on 3 acres of private land with a private pond and incredible views. 6 guests, 3 bedrooms, 4 beds, 1 bath. Deck with hot tub. <https://www.airbnb.com/rooms/44283055>

7 Roxbury Run Chalet

Two plus bedroom house. Modern kitchen and bathrooms. Fireplace and deck. 2 bedrooms, 3 beds, 2 baths, sleeps 6. Dog friendly. Managed by Jason and Phyllis at Pine Hollow Lodging. <https://pinehollowlodging.com/roxbury-run-chalet.html>

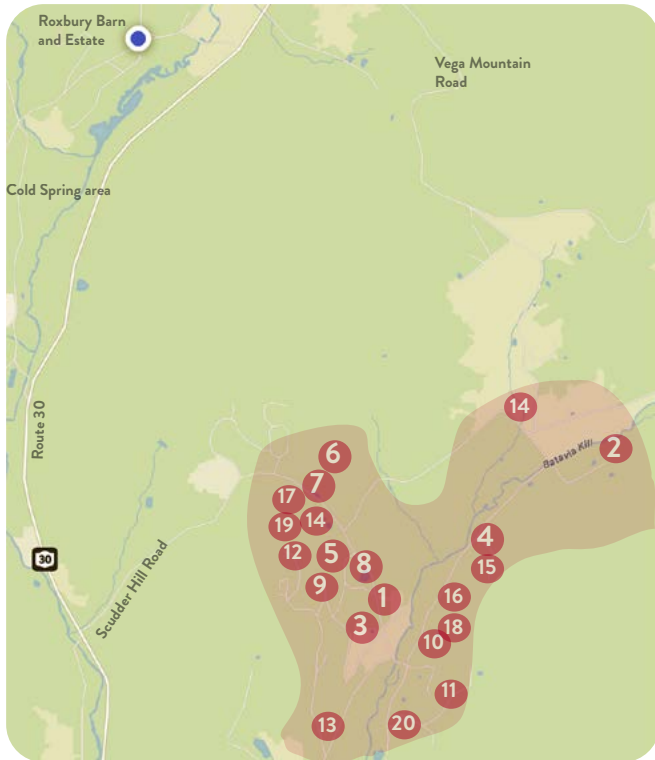
8 Elegant Chalet

Stylish and bright, redesigned Catskill Cabin. Beautiful and inviting open living room, large windows. 4 bedrooms, 2 bath, sleeps 8. <https://www.greenlabelhome.com/roxbury-chalet.html>

9 The Pond at Roxbury

Large house by spring-fed pond. Large deck, a game room with pool and foos ball as well as a sauna. 5 bedrooms, 9 beds, 5 baths, sleeps 16. <https://www.airbnb.com/rooms/28080766>

Roxbury: Denver-Vega Valley (cont.)



10 Denver Farmhouse

Bright and airy farmhouse with modern design. 4 bedrooms (king, king, queen, two twin), 1.5 baths, sleeps 8. <https://www.vrbo.com/2160888>

11 Log Cabin

Nicely renovated, yet keeping its true cabin roots. 3 bedrooms, 2 bathroom, sleeps 8. <https://www.vrbo.com/1486534>

12 Common Outpost Country Contemporary

Light filled home nestled in a quiet cul de sac, surrounded by woods. 3 bedrooms, 3 bathrooms, sleeps 6. <https://www.vrbo.com/1826893>

13 Running Horse Chalet

cabin on 6 acres of land with a private pond. 2 bedrooms, 2 beds, 1 bathrooms, sleeps 4. <https://www.airbnb.com/rooms/15398930>.

14 Magic Valley Cottage

Simple home with expansive views of Denver Valley. 2 bedrooms, 2 beds, 1 bath-rooms, sleeps 4. <https://www.airbnb.com/rooms/15787582>

15 Cozy Log Cabin

Comfortable log home with open floor plan, spacious living room, mountain Views, WiFi, Smart TV. 8 guests, 3 bedrooms, 6 beds, 2 baths. <https://www.greenlabelhome.com/cozy-log.html>

16 Mountain Home

Modern barn-like getaway, with open floor plan, fireplace, vaulted ceilings, multiple indoor and outdoor living spaces. 8 guests, 4 bedrooms, 4 beds, 3 baths. <https://www.airbnb.com/rooms/43533876>

17 Country House

Bright home with a modern interior. Cell reception (very rare up here) and wifi. 8 guests, 3 bedrooms, 5 beds, 2 baths. <https://www.airbnb.com/rooms/34596118>

18 Chalet De La Lune

Cozy 1970's Catskills Chalet. 6 guests, 3 bedrooms, 3 beds, 1.5 baths. <https://www.airbnb.com/rooms/42970969>

19 Log Home

Rustic log home with mountain views and covered deck. 6 guests, 3 bedrooms, 4 beds, 2 baths. <https://www.airbnb.com/rooms/35161106>

20 La Casa Roja

Cabin with two private decks, amazing views, wifi. 8 guests, 4 bedrooms, 7 beds, 2 baths. <https://www.airbnb.com/rooms/20597970>

Roxbury: a couple of isolated hidden gems

NOTE: the following lodging options are located on the outskirts of Roxbury, a bit more isolated from other lodging options, and not a great choice for guests relying on a shuttle service.

Roxbury Secluded Home

North of Burroughs Memorial Road, follow the birch lined road to this secluded house with 4 bedrooms, 2 bath. Bright living room opens up to a deck. The grounds boast beautiful fields, pond, landscaped gardens and a heated in ground pool. Maximum Occupancy: 9. Manager: Esther de Jong 1-800-913-9813

<https://www.greenlabelhome.com/roxbury-contemporary.html>

Mountain Thyme Cottage

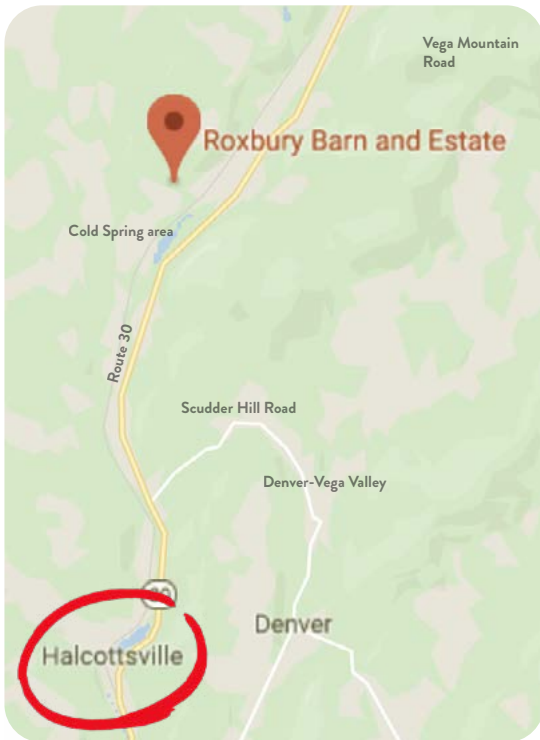
Past the Meeker Hollow Area, driving up New Kingston Mountain to a cottage situated on 12 secluded acres with great valley and mountain views. Three well-appointed floors with two bedrooms downstairs, a master bedroom on the top floor and a wood burning stove on the main floor. The property also features a separate studio with a large stone patio, cedar hot tub, and scenic forest trail beyond. Accommodates 6. Two bathrooms, three bedrooms, 3 beds. Wifi.

<https://www.airbnb.com/rooms/17213429>

Private Yurt

Eclectic and boho tiny house/yurt within the borders of Roxbury but on long, private driveway. Open floor plan for 2 guests, 1 bedroom, 1 bed, 1 bath. No AC. <https://www.airbnb.com/rooms/44182943>

Halcottsville



Halcottsville is a quaint hamlet 5 miles south of our estate, just off of Route 30. Very close to the Saturday Farmers' Market at The Round Barn.

NOTE: The listed options are in the actual village. Plenty more secluded options are available on Airbnb, but those are not suited for shuttle pickups, and will require guests to drive themselves to and from the wedding venue.

Victorian House with Vintage Charm

Stylish, renovated Victorian, 4 Bedrooms, 2.5 Bath, Sleeps 8. Large lounge deck scenic stream in back, fFire pit, dining area, WiFi - Smart TV, Phone, TV/DVD.

<https://www.greenlabelhome.com/victorian-charmer.html>

The London House

Beautiful Victorian house owned by two Londoners: 4 Bedrooms, 2 Bathrooms, sleeps up to 8 Adults. Enjoy the charm & character, from the original woodwork and hardware to the local artwork, antique furnishings, and super-cozy bedding from The White Company in London. No pets.

<https://www.airbnb.com/rooms/2580312>

Riverfront Chalet

Though the listing mentions Margaretville, this large home is on Main Street Halcottsville. 12 guests, 6 bedrooms, 9 beds, 3.5 baths.

<https://www.airbnb.com/rooms/44336938>

Susan's Pleasant Pheasant Farm

Small simple inn on Lake Wawaka. Three rooms, one additional room can be added with shared bath. Also offers kayak and canoe rentals. 4.5 miles from the barn. 1 Bragg Hollow Road, Halcottsville, NY 12438 (607) 326-4266 <https://www.kayakingnewyork.com>

Farmhouse Dreams

Bright and beautiful farmhouse with old world detail and modern comfort. 4 bedrooms, 6 beds, 2 bathrooms, sleeps 10.

<https://www.greenlabelhome.com/farmhouse-dreams.html>

SpacecraftX1

Transformed single wide trailer with walls of glass sliders that showcase the majesty of bordering trees and mountain vista views. Expansive deck, Japanese rock garden. 2 bedrooms, 2 beds, 2 bathrooms, sleeps 4. <https://www.airbnb.com/rooms/17025370>

The Porch

Bungalow with garden and restored barn. 2 bedrooms, 2 beds, 1 bathrooms, sleeps 3. <https://www.airbnb.com/rooms/36070764>

Apple Hill

Beautifully appointed cottage with large deck. 2 bedrooms, 2 beds, 1.5 bath, sleeps 4.

<http://www.redcottageinc.com/all-upstate-ny-rentals#/applehill/>

Log Home Lodging

Three new log homes, walking distance to the Pakatakan Farmers' Market, all with two bedrooms. Two night minimum. 4.5 miles from the barn.

(845) 586-6151 <http://www.loghomelodging.com>

Charming Stone Cottage

Cottage on a country lane features large outdoor deck, wood burning stove, and considerable privacy. 1 bedroom, 1 bath, accommodates: 2.

<https://www.airbnb.com/rooms/7759005>

Red Kill Valley

Red Kill Valley is situated south of the Denver-Vega Valley, 7 miles away from the estate, close to the village of Fleischmanns. **Houses are spread out and insulated, are not suited for shuttle pickups, and will require guests to drive themselves to and from the wedding venue.**



Refined Cabin Retreat

Private and Immaculate artist designed home 3 Bedrooms, 2 bathrooms, sleeps 6. 2-3-night minimum. <https://www.vrbo.com/1713061>

Eagles Nest

Custom built spacious log home on 6.5 acres. Two decks. 3 bedrooms, 4 beds, 2 bath, sleeps 6. <https://www.airbnb.com/rooms/16532618>

Ollies House

Newly renovated and furnished ohme n 5 acres. Two decks. 3 bedrooms, 4 beds, 2 bath, sleeps 6. <https://www.airbnb.com/rooms/46787027>

Cabin at Beaver Pond

Trails start right from the house for a hike along the river. Hot tub on the deck. 3 bedrooms, 5 beds, 1 bath, sleeps 5. <https://www.airbnb.com/rooms/45017539>

Great Gray Barn

Converted barn with modern conveniences and country charm. 4 guests, 1 loft bedroom and 1 folding couch, 1.5 baths. <https://www.airbnb.com/rooms/19384982>

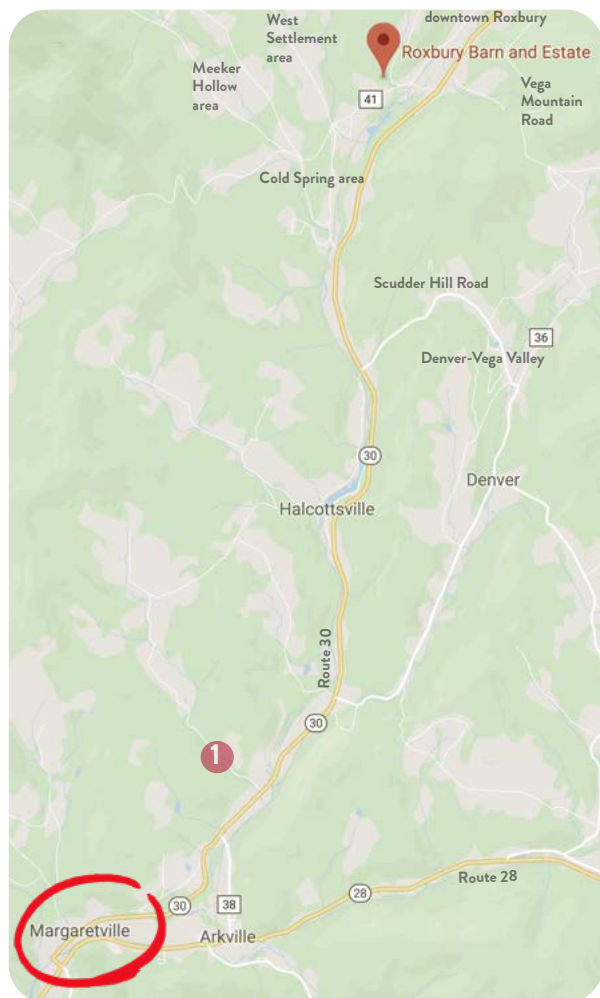
Black Bear Ridge

Secluded, rustic home nestled between woods and meadows on a 5+ acre property. 8 guests, 4 bedrooms, 5 beds, 2 baths. <https://www.airbnb.com/rooms/21780058>

Cedar Chalet

Rustic cedar cabin near the end of a quiet dead end road bordering "forever wild" woods. 5 guests, 3 bedrooms, 4 beds, 1.5 baths <https://www.airbnb.com/rooms/6766218>

Margaretville



The village of Margaretville is located 10 miles south of our estate, situated both on Routes 28 and 30. It offers shopping, including the nearest supermarket in the area, and lunch and dinner options.

NOTE: The listed options are in the actual village, plenty more secluded options are available on Airbnb.

1

Hanah Mountain Resort and Country Club

Technically part of Margaretville, this resort with 29 rooms is only 9 miles away from the estate. Somewhat generic hotel, primarily for package-deal groups of golfers (there's an 18 holes golf course and indoor pool), but they will rent rooms on an individual basis. All rooms have two beds, TV, wifi, most have a balcony. Indoor pool. 576 West Hubble Hill Road Margaretville, NY 12455 (800) 752-6494 <http://www.hanahcountryresort.com/>

Streamside Victorian

Just off of Mainstreet Margaretville in the heart of the village, curated mix of modern comfort and stylish design in a classic Queen Anne Victorian. Sleeps 8, 4 bedrooms, 4 beds, 2 baths. No pets. 144 Walnut Street, Margaretville, 10.9 miles from our estate. <https://www.airbnb.com/rooms/31335748>

Village Home

Renovated 100+ year old village home. 5 bedrooms, 6 beds, 2 baths, sleeps 8. <https://www.airbnb.com/rooms/22635955>

Binnekill Chill Getaway Apt

Right in the Binnekill Square complex in the heart of Margaretville Village. cozy sleeping loft with two twins that can be made into a king size bed for two. Also a futon for sleeping in the living room and a blow up bed just in case you need extra bed. 1 bedroom, 1 bed, 1 bath, sleeps 3. <https://www.airbnb.com/rooms/37459428>

Village Carriage House

New building with two bedrooms, plus sleeper sofa in LR. 2 bedrooms, 3 beds, 1 bath, sleeps 6. <https://www.airbnb.com/rooms/4371746>

Secluded Village Retreat

Nice big home at the end of a dead street, 5 minute walk from Main Street. 8 guests, 4 bedrooms, 5 beds, 1.5 baths. <https://www.airbnb.com/rooms/7526778>

Village Home

Two story home in the heart of Margaretville. Open floor plan. 8 guests, 4 bedrooms, 5 beds, 2 baths. <https://www.airbnb.com/rooms/47205334>

Arkville

The village of Arkville is located 10 miles south of our estate, situated on Routes 28. Good lunch options at Jack's Caboose. Union Grove Distillery is next door. Wonderful community gym with large indoor pool a mile down the road. NOTE: the listed options are in the actual village, plenty more secluded options are available on Airbnb.

Meadowood Inn

Friendly inn with six rooms and suites. The Trailway bus from NYC stops on the corner. 9 miles from the barn. 50 Hornbeck Street Arkville, NY 12406 | (845) 586-5199 Proprietor: Tanya Minter
<http://www.meadowoodinn.com>

Cottage

Two story home is nestled in the woods, walking distance from town. 2 Bedrooms, 2 Bathrooms, sleeps 6.
<https://www.airbnb.com/rooms/11099610>

Pakatakan Motel

This no-frills motel is probably one of the cheapest options around. They usually also offer the option to book just one night, unlike most other places. Free wifi. 9.5 miles from the barn. 145 Pakatakan Road Arkville, NY 12406 (845) 586-4911
<http://www.pakatakanmotel.com>

Arts & Crafts Cabin with Studio

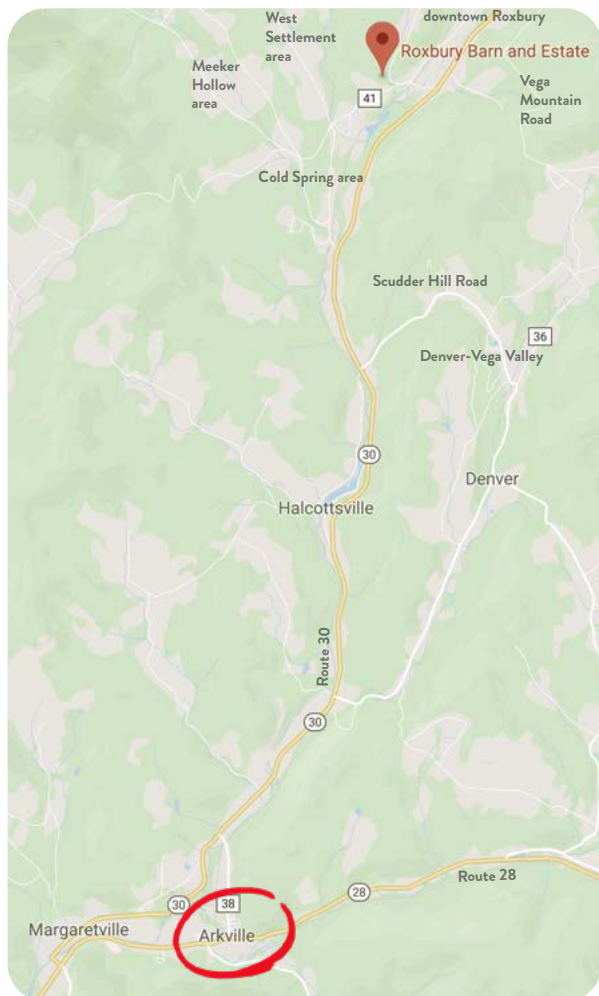
Privately positioned on 2 acres in Catskill Park, this turn of the century arts & crafts cabin is beautifully restored and updated with modern conveniences. 1 bedroom, 1 bed, 1 bath, sleeps 2.
<https://www.airbnb.com/rooms/7344530>

Solace

Cabin with 3 bedrooms. The Catskill Forest Preserve literally starts in the backyard. Pets case by case. 3 bedrooms, 4 beds, 2 bath, sleeps 6.
<https://www.airbnb.com/rooms/15040817>

Lulu Lodge

Chalet nestled in wooded plot off a private drive in Arkville. Lofted ceilings, large deck. 3 bedrooms, 5 beds, 2 bath, sleeps 8.
<https://www.airbnb.com/rooms/37149471>



Fleischmanns

The village of Fleischmanns is 14 miles south of our estate, situated just off of Route 28. From Fleischmanns, your GPS will send you over cute mountain roads to get to our place, but taking the main roads of routes 28 and 30 is a much quicker way, especially at night. NOTE: the listed options are in the actual village, plenty more secluded options are available on Airbnb.

River Run Bed and Breakfast

Seven rooms, some with private bath, with one two-bedroom suite. 882 Main Street, Fleischmanns, NY 12430 (845) 254-4884

<http://riverrunbedandbreakfast.com>

The Nouveau Dream

Art Deco inspired Victorian has been lovingly restored into a vibrant home. 3 Bedrooms, 2 Bathrooms, sleeps 6.

<https://www.greenlabelhome.com/the-nouveau-dream.html>

Breezy Hill Inn

Three rooms with private bath, one 2-room suite that sleeps up to 5, and two rooms that share a bath with twin beds in each that can be pushed together into kings. 11 miles from the barn. 835 Breezy Hill Road, Fleischmanns, NY 12430. (845) 254-5615 <http://breezyhillinn.com/>

Pop Art Home

Spacious 3000 sq ft modern home perched above a stream. 5 bedrooms, 3.5 bathrooms. Accommodates up to 10. Near bus stop. 11 miles from the barn. Owner: Allison Breezy Hill Rd, Fleischmanns, NY 12430

<https://www.airbnb.com/rooms/202605>

Eclectic Elegance

Eclectic home with ambiance in walking distance from where the Trailways Bus from NYC stops and close proximity to town. 5 guests, 3 Bedrooms, 1 Bath.

<https://www.greenlabelhome.com/eclectic-elegance.html>

Blue Bell Knoll

Victorian style cottage with modern conveniences and midcentury fixtures and furnishings. 4 guests, 2 bedrooms, 3 beds, 1 bath.

<https://www.airbnb.com/rooms/45438275>

Peak 'n Pine

Charming home with "sauna shed". 6 guests, 3 bedrooms, 4 beds, 2 baths <https://www.airbnb.com/rooms/45195808>



Larger hotels, much further away from the estate:

Note: these larger hotel options are further away from our estate (about a 40-minute drive), and in case of a required shuttle service, these options would definitely require their own dedicated vehicle(s).

Windham

Windham is about 40 minutes east of our estate. It's a bigger ski and golf destinations and offers larger hotel options.

Hotel Vienna

Chalet hotel with 30 rooms, near to Windham ski resorts. Free Breakfast, free wifi, parking shuttle bus service, swimming pool. Wheelchair access. 35 minutes from the barn. 107 State Rte 296, PO Box 487, Windham, NY 12496 (518) 734-5300

<http://www.thehotelvienna.com>

Hunter

Like Windham, Hunter is a bigger ski and golf destination and offer larger hotel options. About 40 minutes north-east of our estate.

Scribner Hollow Lodge

Comfy & trendy hotel with 20 rooms and suites, near to Hunter ski resorts. Free wifi, Grotto pool, restaurant & lounge. 40 minutes from the barn. 13 Scribner Hollow Road Hunter, NY 12442 (518) 263-4211

<http://www.scribnerslodge.com>

Hunter Inn

Hotel with 42 rooms, in town of Hunter. Buffet breakfast, free wifi, lounge, game room. 40 minutes from the barn.

7433 Main Street Hunter, New York 12442 (518) 263-3777 info@hunterinn.com

<http://hunterinn.com/>

Mount Tremper

30 miles southeast of our estate on Route 28, close to Kingston and Woodstock.

Emerson Resort & Spa

A more upscale option on Route 28 on the way to Roxbury (about 45 minutes east of the Roxbury Barn & Estate), with 27 units in the lodge (more affordable) and 25 units in the inn (pricier suites) and a nice spa. 30 miles from the barn. 5340 Route 28, Mount Tremper, NY 12457 (877) 688-2828

<https://emersonresort.com/>

Chain hotels - 1+ hrs away from our estate

Lodging in the Catskills typically is small-scaled, and so chain hotels are all further away from our place.

In Kingston (an hour east from our place), near the thruway to NYC:

> https://www.tripadvisor.com/Hotels-g48003-Kingston_Catskill_Region_New_York-Hotels.html

In Oneonta (an hour north-west from our place), towards Syracuse and Rochester:

> https://www.tripadvisor.com/Hotels-g48333-Oneonta_New_York-Hotels.html

In Albany (75 minutes north-east from our place), towards New England:

> https://www.tripadvisor.com/Hotels-g29786-Albany_New_York-Hotels.html

More private home listings

Find many more private homes in our area through services like:

- > Vacation Rental By Owner <https://www.vrbo.com/>
- > AirBnB <https://www.airbnb.com/>

Some local home rental services:

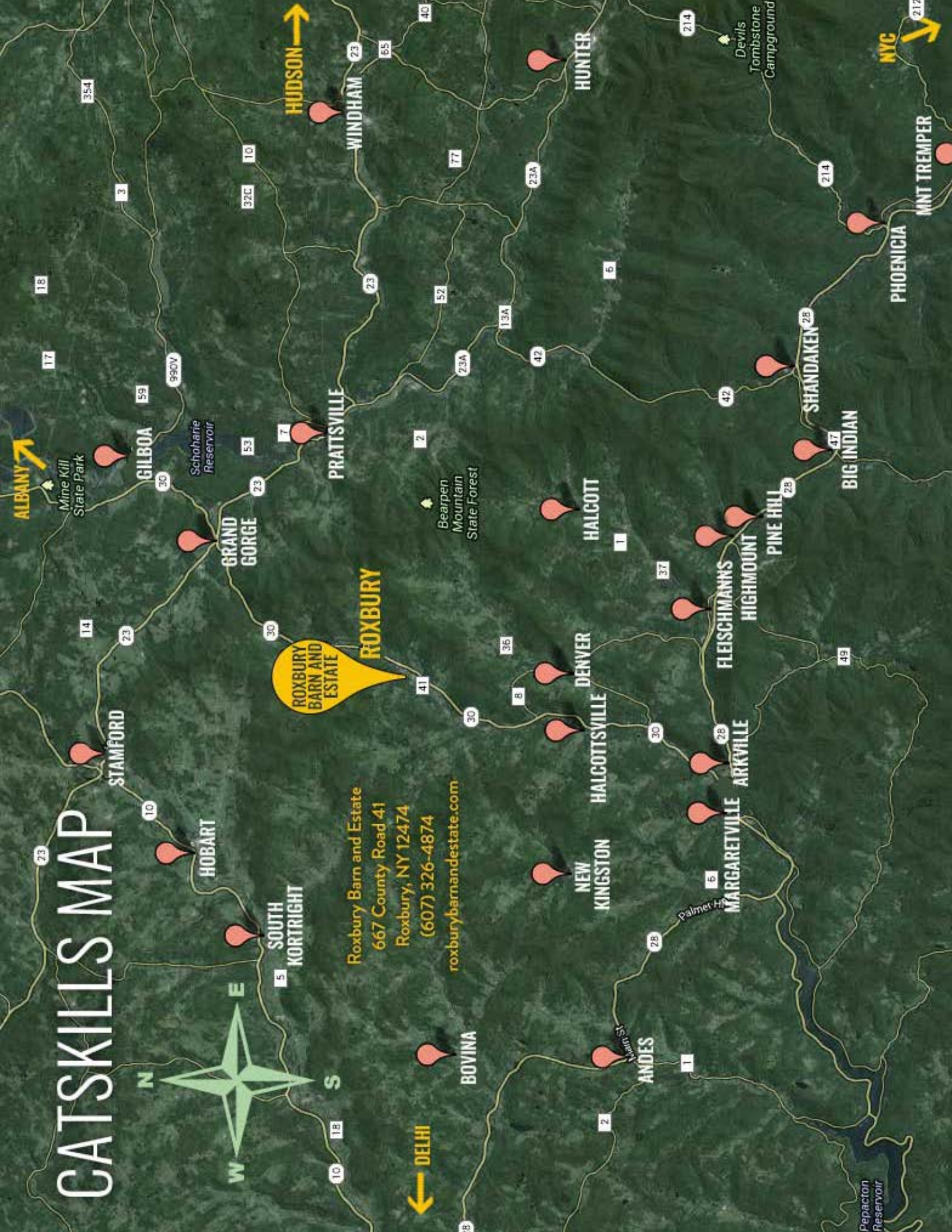
- > Green Label Home <https://www.greenlabelhome.com/>
- > Red Cottage <http://www.redcottageinc.com>
- > R & R Vacantion Rentals <http://www.randrproperty.net/>
- > Pine Hollow Lodging <http://www.pinehollowlodging.com>

CATSKILLS MAP



ROXBURY
ROXBURY BARN AND ESTATE

Roxbury Barn and Estate
667 County Road 41
Roxbury, NY 12474
(607) 326-4874
roxburybarnandestate.com



Directions to Roxbury Barn and Estate

667 County Road 41, Roxbury, NY 12474



GPS users coming from NYS Thruway 87:

After exiting from the NY Thruway at exit 19 Kingston, 35 Miles down Rte. 28 West, your GPS will tell you to turn right into the town of Fleischmanns. Not a good idea! This will take you on a long and windy mountain road. Instead, keep going straight down Rte. 28 West a couple of miles and your GPS will recalculate the proper way. We recommend using our directions below.

From NYC and points south:

Approximately a 2 1/2 hrs drive from the GW Bridge



- Take NY State Thruway North (87) to Exit 19 (Kingston).
- After toll booth, take Rt. 28W (Pine Hill).
- Stay on Rt. 28W for about 40 miles. Pass towns of West Hurley, Olive, Boiceville, Phoenicia, Big Indian, Pine Hill, Fleischmanns.
- Entering Arkville, pass a historic train station on your left. Then look for County Hwy 38 marker on right (just in front of Union Grove Distillery).
- Make a right on County Highway 38. (If you cross the railroad tracks, you went 40 feet too far.) Follow Highway 38 to its end (1 mile).
- Make a right onto Route 30. Drive 9.6 miles, to the village of Roxbury.
- As you slow down and enter the actual village, just after passing a wine store on your right, you will make your first left onto County Road 41 (or what locals call Bridge Street).
- This road crosses a small bridge, then curves around to the left. Drive about 1.3 miles, passing Briggs Road on your left, and a lumberyard with a sign reading 'Stock', on your right, then Scott Green Road on your right.
- Passing Scott Green Road, after about 100 yards, you'll see the entrance with rectangular sign to The Roxbury Barn & Estate on your right side. You have arrived!

Directions to Roxbury Barn and Estate

667 County Road 41, Roxbury, NY 12474

From Boston & Massachusetts:

Approx. 4 hrs from Boston

- Take I-90 West (Mass Pike) to the intersection of I-87 (New York State Thruway).
- Take I-87 South to Exit 21 toward Catskill / NY 23.
- After toll booth, turn left on RT 23B. Merge onto Rt. 23 West.
- Follow Rt. 23 west to Grand Gorge. Turn left onto Rt. 30 south in Grand Gorge.
- Follow Rt. 30 South all the way to the village of Roxbury.

From Albany, NY:

Approx. 1 1/4 hrs from Albany

- Take I-88 West to Exit 23, (Schoharie).
- Follow signs for Route 30 (the road makes a short zigzag on Route 145, which takes you under the highway and onto Rt. 30).
- Follow Rt. 30 South, passing towns of Middleburgh, Fultonham, Breakabeen, and Grand Gorge, then reaching Roxbury.

From Niagara Falls, Buffalo & Rochester:

Approx. 3 1/2 hrs from Rochester

- Take I-90 East, passing Syracuse, Oneida, and Utica.
- Arriving at Canajoharie, take exit 29 toward US-10/Canajoharie/Sharon Spring.
- Take NY-162 S for about 40 mi.
- Continue onto Route 30 South, passing Schoharie, Middleburgh, Fultonham, Breakabeen, and Grand Gorge, then reaching Roxbury.



- As you enter the village of Roxbury, you'll pass two churches on your right, then a school on your right, straight out of a Harry Potter book.
- 150 yards after that, turn right onto County Road 41 (aka Bridge Street).
- This road crosses a small bridge, then curves around to the left. Drive about 1.3 miles, passing Briggs Road on your left, and a lumberyard with a sign reading 'Stock', on your right, then Scott Green Road on your right.
- Passing Scott Green Road, after about 100 yards, you'll see the entrance with rectangular sign to The Roxbury Barn & Estate on your right side. You have arrived!

Other travel options

Getting to the Catskills by bus

Trailways NY buses depart from the Port Authority terminal in Manhattan. There are about 8 buses per day departing to our region. Take the bus in the direction of Oneonta; some of the main stops on its way are Kingston and Woodstock. The stops nearest to Roxbury are Fleischmans, Arkville, and Margaretville, about ten miles from our barn, and all minutes apart from each other. Each village offers plenty of lodging options in walking distance from the bus stops (our Lodging List often mentions this for the specific lodging options). Most Trailways buses offer free wifi. Good to know: there is no bus service all the way to Roxbury, and car services in our area are limited, so travelers who come by bus ideally would car pool with other guests to and from the party.

Trailways' website:	https://trailwaysny.com
For specific time schedules, call:	(800) 776-7548 (7am - 11:30pm, EST Daily)

By air

For guests coming from further away, it's good to realize that it's often much quicker and easier to choose a local airport instead of the main NYC airports. The Catskills are served by both regional and commuter service airlines, with service into Albany Airport (71 miles from the barn), Stewart International Airport in Newburgh (89 miles from the barn), and Binghamton Airport (104 miles from the barn). Car rental services are available at all airports (and usually cheaper than at the major NYC airports).

Albany Airport (ALB)	http://albanyairport.com
Stewart International Airport (SWF)	http://www.panynj.gov/airports/stewart.html
Binghamton Airport (BGM)	http://flybgm.com

Combining train or bus with a local car rental

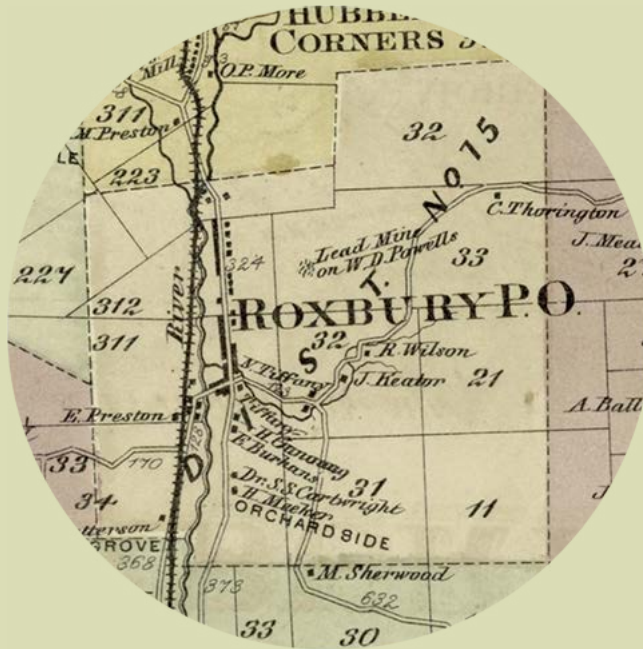
Guests who start their trip in New York City and who are planning on renting a car, can often save money by renting well outside of New York City. It also makes for a much shorter drive, and eliminates the stressful drive out of the city.

Bus: take the bus from NYC to Kingston. All major car rental companies can be found there, some of them will even pick you up at the bus station. For bus details: see the top of this page.

Amtrak: take a train upstate from NYC's Penn Station and pick up your wheels in Rhinecliff (a 1 1/2 hour train ride, numerous car rental options in nearby Kingston).

Metro-North's Hudson line: take the train from Manhattan's Grand Central to Peekskill (1 1/2 hour from Penn Station) or Poughkeepsie (2 hours from Penn Station). (Metro North's tickets are cheaper than Amtrak's)

Amtrak	https://www.amtrak.com/
Metro-North	http://www.mta.info/mnr



ROXBURY BARN
AND ESTATE

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casper@roxburybarnandestate.com
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