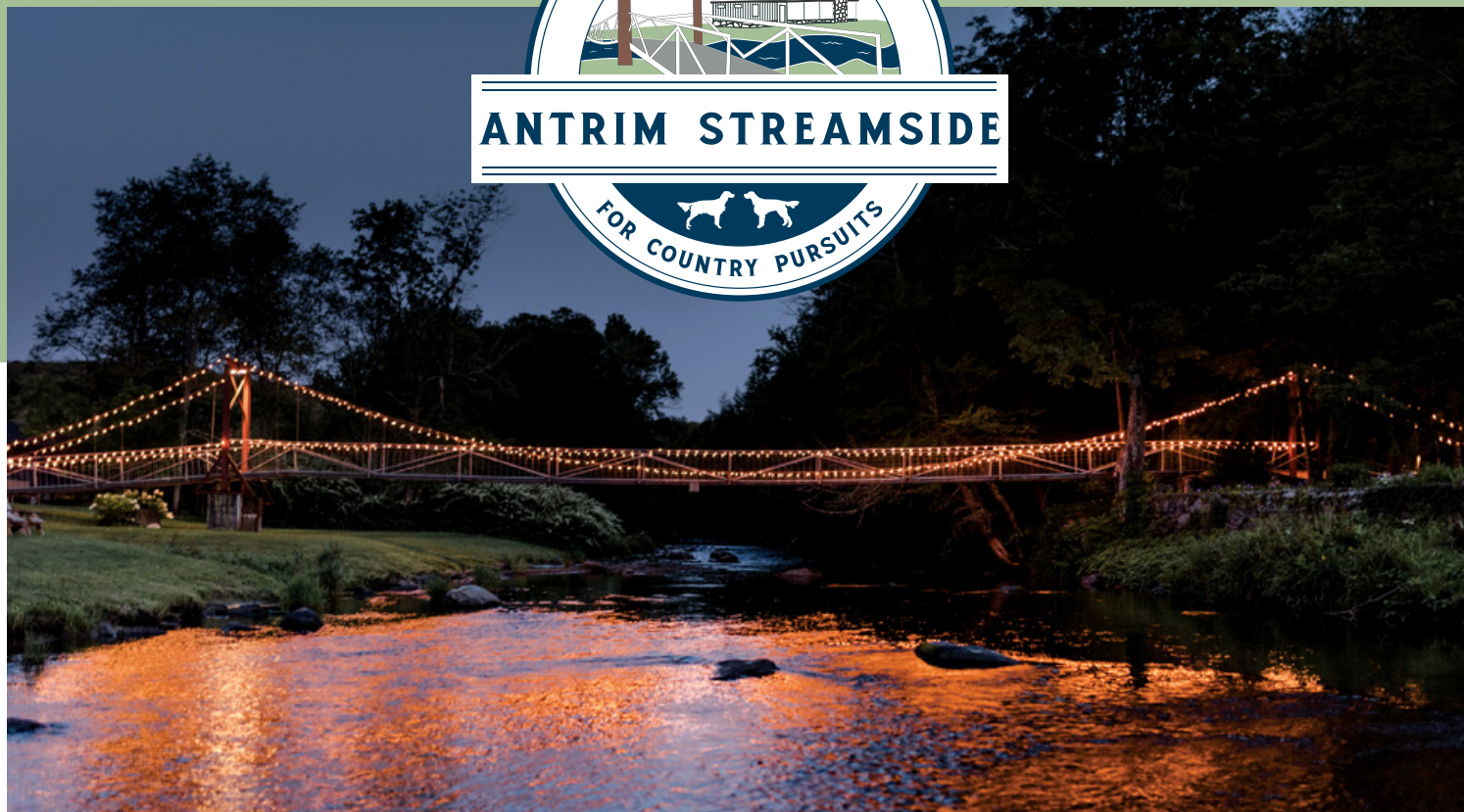




ANTRIM STREAMSIDE





TELL THEM YOU'VE #GONESTREAMSIDE

A Private Escape in the Heart of the Western Catskills

Set along the banks of the Willowemoc Creek, Antrim Streamside — a boutique resort property on a gated estate two hours from New York City — is the premier location for getaways, fly fishing, and hosting memorable events. Since its beginnings in the early 1900s, the property has undergone a unique transformation to become what it is today.

We offer a mix of modern lodging options with an elegant country feel, along with several picturesque sites for hosting events on the property, including our event center, Fern Brook Hall. There's plenty to do just outside your door, with endless opportunities for exploration and relaxation. Guests can also visit Livingston Manor and neighboring towns to discover an abundance of outdoor activities, local eateries, trendy boutiques, and scenic sites.

Whether you prefer to take in the sounds of nature from your hammock, aspire to catch the ever-elusive trout, seek adventure on the trail, or want to shop and dine in our charming town, you can do it all from Antrim Streamside.

Your Host,

Diane Beredige



STREAMSIDE ACCOMMODATIONS

Antrim Streamside's independently situated accommodations are completely modern and can sleep over twenty people in six simple, yet elegant lodging options. To ensure a stay of absolute comfort and relaxation, each accommodation is non-smoking and includes heat, air conditioning, Wi-Fi, device charging stations, and phone service.

Each unit features a private entrance, a fully-equipped kitchen or kitchenette for making meals, modern bathrooms stocked with custom amenities, and plush robes. The bedrooms are furnished with organic cotton mattresses, luxurious sheets, and Pendleton blankets.

Guests can enjoy a complimentary continental breakfast of fruit and locally sourced coffee, yogurt and granola, as well as the option to use the stone fire pits in the back of each house, or the additional outdoor showers that are in the back of each cabin.





THE RIVER HOUSE

Accommodates 6 - 8 Guests

Discover the gem of Antrim Streamside. At The River House, you'll find complete serenity as you cross the walking bridge to the south bank of Willowemoc Creek.

Originally built in the 1920's, the interior has been completely renovated to include two bedrooms with king-sized beds, and a third bedroom with two twin beds (that may be combined to form an additional king) — each with an ensuite bathroom. There is also a half bath, and a living room with a wood-burning stone fireplace, large smart TV and leather sofas, including a queen sleeper sofa. The stainless steel kitchen with original stone walls features a center island with stools for guests to gather, and a gas heating stove that creates a cozy atmosphere. The oversized windows in the dining space bring in a bright, natural light while offering scenic views — the perfect place for making memories with family and friends.

Just outside the kitchen lies a bluestone patio with a stone fire pit and grill, providing ample space for relaxing after a day of outdoor fun. Or, if you prefer, wander down to the stream's edge where there is a raised patio and secluded waterfront area for a private streamside experience.





THE STONE COTTAGE

Accommodates 4 - 6 Guests

The Stone Cottage is the original house on the property, built with stones from the surrounding land. While retaining the charm of its origins in 1915, it has since been updated with all the modern conveniences our guests expect, while maintaining the home's original charm and historic features.

Inside this pet-friendly, two bedroom, one bath cottage you'll find everything you need for a comfortable stay. It features a queen-size bed and two twins (that may be combined to create a king), a fully appointed kitchen, dining table, and living area with a leather, queen sleeper sofa, leather swivel chairs and smart TV.

Outside, sit back and unwind on one of two decks with retractable awnings, as your dog runs free in the enclosed animal pen. At night, light the classic stone fire pit to grill dinner or roast marshmallows. Guests may also enjoy the outbuilding that can be used as an artist's studio, playhouse, or whatever you choose. A perfect option for families and their pets!





ORCHARD'S EDGE

Accommodates 2 - 3 Guests

Orchard's Edge features a king-size bed adjacent to a sitting area with a twin sleeper sofa and a fully-equipped kitchenette with distressed wood cabinets, as well as a screened sleeping porch and full-size tiled bath.

This cabin is wheelchair friendly, with a ramp to the doorway and no stairs inside. The bathroom is spacious, but does not have a roll-in shower.

Sit back and enjoy the quiet serenity of the apple orchard just outside your door, or take a short stroll down to the Willowemoc.





POND VIEW

Accommodates 2 - 3 Guests

Similar to Orchard's Edge, Pond View also has a king-size bed and full-size sleeper sofa. The cabin features a tiled bath as well as a modern kitchenette stocked with all the cooking utensils you'll need to make your own meals.

Fall asleep in the plush bed or take a nap in the cot on the screened sleeping porch as you listen to the calming sounds of nature.

Pond View is set at the edge of one of the property's two picturesque ponds, with the second pond and Willowemoc Creek only a short stroll away.





THE PINES

Accommodates 2 Guests

The perfect cabin for a cozy couple's retreat to the country. Just a stone's throw from Willowemoc Creek, guests can take in views of the streams and the property's two idyllic ponds through the cabin's windows or porch.

After a day of exploring the Catskills, come back to the cabin's screened-in sleeping porch, king-size bed with ensuite bathroom, and fully modern kitchenette with dining space.





MEADOW VALE

Accommodates 2 Guests

Nestled next to The Pines, Meadow Vale is another ideal choice for the couple seeking a quiet escape.

This cabin features a king-size bed, ensuite bathroom, and fully-equipped modern kitchenette.

In addition to a screened-in sleeping porch, there is an outdoor gazebo and nearby hammock where you can lounge and take in the beauty of Willowemoc Creek, just outside your door.





THE PREMIER EVENT VENUE IN THE CATSKILLS

Make Memories Streamside

The natural beauty and unique characteristics of Antrim Streamside make it an ideal space for hosting private events. From intimate gatherings and corporate events, to weddings, family reunions and parties of up to 150 people, the property's picturesque backdrop, spacious fields for tented events and private event center provide the perfect venue for any celebration.

Imagine a lantern lit wedding on the banks of the Willowemoc, an intimate party on the patio of The River House, or a reception overlooking the ponds and stream. Cap it all off with a celebratory toast from the center of our iconic bridge.

With ample space to create different settings for your event and accommodations to sleep up to 24 people onsite, we're ready to help you plan an event to remember.



FERN BROOK HALL

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AT ANTRIM STREAMSIDE

Fern Brook Hall is our private event center and serves as a central gathering place. It features a spacious room with a river stone, wood-burning fireplace, a spacious, 75 foot wide patio with a fire pit, and gorgeous views of the grounds.

Those planning a Streamside event will gain access to a complementary event site to share important event details with guests, as well as a planning portal, complete with a checklist to help you stay on track, vendor recommendations, a place to store and share documents, and a messaging system, so you can easily get in touch with the Streamside Team.

For more information and inquiries, visit:
AntrimStreamside.com/weddings-events.





STREAMSIDE EXPERIENCES

During your stay, you can choose to relax, explore, or a little of both! Antrim Streamside has multiple areas with hammocks and Adirondack chairs, fire pits and fireplaces, and lawn games available for guests to use.

The Streamside team is happy to curate a personalized, memorable experience via remote concierge service. We can arrange guided fly fishing and hiking for a fee, or on-site services such as a private chef, yoga, pilates and massage treatments with fees applying based on services provided. Exclusive tours of Beaver Lake Farm are also available to our guests.

Celebrating something, or want to surprise that special someone? We can arrange for flowers, chocolates, cake, or other treats to be waiting in your accommodations upon your arrival.



ONSITE ACTIVITIES

Fly Fishing

Enjoy a quarter-mile of private access along the Willowemoc — a renowned trout stream sure to delight fly fishing enthusiasts. When combined with contiguous public water, our guests can fish approximately 1.5 miles of uninterrupted stream.

Hiking and Birdwatching

There are 250 acres of woods to explore with wildlife, ponds, orchards and hiking trails, including a path directly to Beaver Lake Farm. Lucky guests may even spot a bald eagle that frequently flies over the stream. We offer maps of the property and trails on our website and in each accommodation.

Arrange for Yoga, Massages, or a Private Chef

We partner with a local yoga studio to provide guests with sessions, either onsite or at the studio, and can schedule massage treatments in the privacy of your own room or at nearby spas. We can even arrange for a local chef to prepare an in-room meal for you.

Streamside Snacks

Pasture-raised meats from Beaver Lake Farm, as well as options from other local vendors, can be made available in our guests' accommodations.



LIVINGSTON MANOR

While there's plenty to do at Antrim Streamside, travelers can also discover the history and local charm of Livingston Manor, or venture farther into the Catskill Mountains.

Just a short drive from the property, downtown Livingston Manor connects you with even more variety. Explore Main Street for a wonderful mix of eateries, markets, art, history, entertainment, boutiques, and even craft breweries.

Get equipped at the local fly fishing shop, enjoy flaky croissants, wood fired pizza or BBQ, shop 'til you drop, or visit the Catskill Art Society, Catskill Fly Fishing Center & Museum or Covered Bridge Park.

There is truly something for everyone to enjoy!



SULLIVAN COUNTY AND THE CATSKILLS

The area beyond Streamside offers a variety of activities to pursue.

Play a round of golf or tennis. Drive into the Catskill Mountains, which offer plenty of trails for hikers of all levels. Bike, swim, ski, snowshoe, snowmobile, or explore local parks shop at farmers markets and discover local landmarks. Catch a concert at Bethel Woods Center for the Arts or visit the Woodstock Festival museum to immerse yourself in the area's vibrant past. The Streamside team can assist with planning excursions and rental equipment.

For recommended activities and explorations in Sullivan County and the Catskills, request a copy of our *Field Guide to Streamside Pursuits* by visiting: AntrimStreamside.com/fieldguide.



PROPERTY HISTORY

In the late 1800s and early 1900s, 408 DeBruce Road was owned by a farmer and the property was used to graze livestock and grow hay. Sometime before the 1970s, the property stopped being used for farming and the Stone Cottage was separated into an individual parcel and sold off. The remainder of the land was eventually purchased in the late 1970s by Hollywood producer Sheldon Reynolds, best known for his involvement in the 1950's *Sherlock Holmes* franchise.

In 1985, Sheldon's former wife, Andrea Reynolds became sole owner of the property. She married Shawn Plunket, a British aristocrat, in 1989, and together they turned the property into a bed and breakfast. In 2016, we began "Our Story" with Antrim Streamside.



OUR STORY

We first discovered the property at 408 DeBruce Road as guests ourselves, over 25 years ago. It was gorgeous, with a beautiful orchard, majestic trees and an incredible stretch of private frontage on the renowned Willowemoc Creek. Over the years we looked far and wide for a country place to call our own, but no matter how our lives changed, Livingston Manor became a constant we returned to year after year.

In 2002 we had the opportunity to purchase the historic Antrim Lodge in Roscoe, NY. The shell has since been rebuilt with plans to renovate and reopen it as an inn, restaurant, and bar.

We purchased the parcel containing The Stone Cottage in 2007. Then, in 2015, we purchased Beaver Lake Farm and immediately got to work renovating its structures and improving the pasture.

In 2016 we were able to purchase the property at 408 DeBruce Road and began work on a total refurbishment to create what is now Antrim Streamside.



THE ANTRIM FAMILY

Beaver Lake Farm

Walk the trails or drive over to our family-owned working farm. Complimentary tours can be scheduled ahead of time to learn about daily life on the farm, and how our animals — chickens, turkeys, sheep, pigs, and cows — are raised on native pasture.

Antrim Lodge in Roscoe, NY

The Antrim Lodge in Roscoe, NY has been a fixture in Sullivan County for over 120 years. After purchasing this historic landmark in 2002, and suffering a devastating fire in 2006, we have plans to restore it to its former glory. In addition to making Antrim Lodge a modern escape for travelers, it will include an event space for weddings and large gatherings, two dining areas, and the famous “Keener’s Pool” bar.



ANTRIM LODGE — ROSCOE, N.Y



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