

A WARM

WELCOME



*to the Abbott
Brook Inn*

72 Old Route 9 ~ North Berwick, Maine 03906



A large, bright sunroom with a wooden beam ceiling, a hot tub in the foreground, and a dining table in the background. The room is filled with natural light from large windows and a skylight. A green circular graphic is overlaid on the left side of the image.

Get to know

MORE ABOUT

The Abbott Brook Inn

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ABOUT OUR FARM

Our 1820ish farmhouse has recently been converted to a 4-suite Inn.

This is an ongoing process and some areas are not quite finished. We take a more natural approach to life here, so no finely manicured grounds, no pesticides used but it's pretty and healthy. Please check out our website at www.abbottbrookinn.com for photos and info

LOCATION:

72 Old Route 9
North Berwick
Maine 03906



ENJOY
your stay



MEET YOUR Hosts

Dylan, Dalton, Noah
& *Norma*
Innkeepers

(207) 676-9300 call or text ~ abbottbrookinn@gmail.com

Dear Guest,

Welcome

We are so happy you have decided to experience a country getaway with us.

This place is very special to us. When we joined together in 2019 to purchase this beloved farm we weren't sure what we would do with it, but we knew we wanted to do something special.

Over the past few years, we've worked on converting the farmhouse to a small Inn. We really enjoyed converting the outdated rooms and updating the space so it's charming and peaceful. . It's a great spot to discover the many Southern Maine attractions from. We love how much there is to do in the area and hope you will too.

In this manual, you'll find lots of useful information that we compiled to help our guests make the most of their stay, but if you can't find an answer, please let us know and we will try to help.

We hope you have a great time while you are here.

ENJOY
your stay

CHECK-IN

Check in Time is 4 Pm ,Please reach out, if you require an early bag drop.

One day prior to your arrival you will receive an email with directions.

In the morning of your arrival you will receive an email or text if you have provided a cell number, with your passcode. There are two codes: one for the front doors and pool room and one for the room. These codes change and will be unique for your stay.



CHECK-OUT

Check-Out Time is 11 am

On the day of your departure, please send us a text at 207-676-9300 to let us know you left. You don't need to do anything with trash or linens, our expert cleaning person will take care of it all.



GETTING TO THE INN



FROM AIRPORT

Portland Jetport is 45 minutes and Boston Logan International Airport is approximately 1 1/2 hour drive. The easiest thing is to rent a car as hired cars/taxi/uber in our area are extremely limited



From Train

We are in the mid point between Wells, Maine and Dover NH which both have an Amtrak station. Unfortunately getting a taxi or uber to the Inn is unreliable. Some car rental companies may be able to meet you at the train station.



BY CAR

Highway Route 95 is approximately 20 minutes from the Inn

EMERGENCY INFO

RESOURCES



Dylan, Dalton, Noah & Norma, Innkeepers

call or text 207-676-9300

EMAIL: abbottbrookinn@gmail.com



MEDICAL EMERGENCY

Ph: 911

(In Case of emergency)

this address is

72 Old Route 9

North Berwick Maine



Nearby PHARMACY

phone 207-490-3562

Oscos Drug inside Shaws Supermarket

1364 Main Street, Sanford Maine



FIRE DEPARTMENT

call 911

this address is

72 Old Route 9

North Berwick Maine

HOUSE RULES

01

NO SMOKING

Don't smoke inside the house.



02

NO PARTIES

Parties are not allowed



03

NOISE

- Quiet Hours 10 pm to 830am-strictly enforced.
- THIS IS AN OLD HOUSE- sound travels!
- There are other guest rooms next to yours, please be respectful and quiet



04

TIMING

Check in after 4pm, before 8pm

Check out by 11 am



05

GUESTS

No unregistered guests are allowed overnight



06

PET RULES

- Must be on a leash outside
- NEVER leave unattended
- Allowed in pool room, not in pool
- NO Barking- if they bark, please take outside\



07

SUBSTANCES

No illegal items allowed on the premises.



HOUSE GUIDE

GETTING COMFORTABLE



Television

All rooms have smart TV

Smart TV's are programed to free hulu channels and include apps to login to your favorite channels with your account. Please remember to log out when you leave.

Unit 1, 2 and the common area living room have basic cable for network shows and sporting events



TEMPRATURE

A/C & Heat in Rooms– Thermostat on the wall, use temp up and down buttons and mode to switch between the two. Feel free to shut it off at night and open the windows to hear the crickets and, occasionally, the coyotes howling!

A/C- Downstairs- There is a white remote on the coffee table, click orange circle for on and warmer/cooler buttons as needed. Please do not run a/c and fireplace at same time. Pool room a/c is on the shelf.



LAUNDRY

located in downtown, 2 miles away

There is a local laudramat 2 miles from the inn
Rices Laudramat - 40 Lower Main Street - North Berwick ME
open 7 days a week 6am-10pm



TRASH

please place bottles & cans in blue bin in breakfast nook.

If your trash fills up during your stay, please tie up the bag and set on porch or next to garage.

WIFI & CABLE

ENJOY YOUR STAY



LOGIN

will be listed in the room



PASSWORD

Farm1234



PLACES TO GO ~ THINGS TO DO

HISTORY



USS ALBACORE

Portsmouth Naval Shipyard is one of the largest employers in the area. The USS Albacore submarine was designed, built and maintained by the engineers and craftsmen at the shipyard. The USS Albacore now sits in a park in Portsmouth and is open for tours.

PRICING

ADULT: \$11.00

<https://www.ussalbacore.org/>

FORT FOSTER

Fort Foster, is a historic fort active 1901–1946 on the southwest tip of Gerrish Island in the Kittery Point area of Kittery, Maine. The park includes beaches and trails. Battery Bohlen and Battery Chapin were the major parts of the fort.
Pet Friendly

PRICING

ADULT: \$20.00 PER CARLOAD

<https://www.kitteryme.gov/fort-foster-park>

Nubble Lighthouse York

Located on the loop between long sands and short sands beach is the Nubble Lighthouse. Stunning views and a seasonal ice cream stand nearby too!

PRICING

FREE

STRAWBERRY BANK -

PORTSMOUTH

a nearly 10-acre area at the South End of Portsmouth, NH. open to the public as an outdoor living history museum including restored homes and village

PRICING

varies - avg \$23

<https://www.strawberrybanke.org/>

PLACES TO GO ~ THINGS TO DO

Cities, towns & villages



Portland- The Old Port

The Old Port is a quaint historic district with cobblestone streets and brick buildings housing clothing boutiques, gourmet food pubs, breweries, and a lively dining scene includes stylish New American restaurants and traditional seafood spots by the waterfront. Ferries depart to Casco Bay Islands from the pier.

Kennebunkport

Kennebunkport is a coastal town in southern Maine. It's known for its beaches, including long, sandy Goose Rocks Beach and smaller Arundel Beach. The Seashore Trolley Museum displays a huge collection of streetcars. Dating to 1887, St. Ann's Episcopal Church is a rustic stone church on grassy grounds with ocean views. The 1833 Goat Island Lighthouse sits in the harbor of quaint lobster-fishing village Cape Porpoise

MARGINAL WAY - OGUNQUIT

Enjoy this 2.4-mile walk along the ocean in nearby Ogunquit, Maine. Generally considered an easy route, it takes an average of 46 min to complete.

PRICING

FREE

Parking: \$10-50 depending on season

PERKINS COVE

Perkins Cove has artisan shops, galleries, coastal dining and sweet treats, sailing and fishing adventures, idyllic spots to picnic or watch fishing boats or stroll over its historic wooden drawbridge. "The Cove" is also home to the southern entrance of the famed Ogunquit Marginal Way.

PRICING

FREE

<https://www.perkinscove03907.com>

PLACES TO GO ~ THINGS TO DO

HIKING



BAUNEG BEG MOUNTAIN

Bauneg Beg Mountain Conservation Area is 89 wooded acres with two miles of peaceful trails, surprising rock formations and a panoramic view from the bald top of Middle Peak. Pet Friendly

FREE

<https://www.mainetrailfinder.com/trails/trail/bauneg-beg-mountain-conservation-area>

MOUNT AGAMENTICUS

The Mount Agamenticus Conservation Region consists of more than 10,000 acres . This land is a rich and unique coastal forest with an ideal location for hiking, biking and sightseeing. Pet Friendly

PRICING

ADULT: \$2.00 per hour

<https://www.agamenticus.org>

WELLS RESERVE AT LAUDHOLM FARM

Extensive network of trails at the Wells Reserve at historic Laudholm Farm. The Wells Reserve uses a historic site as a platform for education, conservation, and research, maintaining more than a dozen historic structures for present and future use. No Pets

PRICING

ADULT: \$6.00

FREE OCTOBER 11-MEMORIAL DAY

<https://www.wellsreserve.com>

OTHER HIKING &

WALKING TRAILS

Looking for the best hiking trails in North Berwick area ? AllTrails has a list of trails in the area.

PRICING

free

<https://w.alltrails.com/us/maine/north-berwick>

PLACES TO GO ~ THINGS TO DO

fun With Dogs



BringFido

There is a good app for phones called BringFido which has a list of where you can go and eat nearby with your dog.

Dining: Johnsons Restaurant intown North Berwick has outside tables and allow you to bring your dog.

A little further away are The Maine Catch and Merriland Farm Café, both allow dogs in the outside seating.



Places to Run: there are many walking trails nearby. there are some flyers on the counter in the kitchenette at the Inn showing where they are. Most of them do require the dog to be on a leash. Wells Beach is dog friendly after 6pm and before 8am. That beach does disappear at high tide though. Ogunquit Beach allows dogs after September 9th. York Beach after 6pm and before 8, they must be leashed until September 15th.



The farm has a lot of open space, but please dont let dogs loose. Its 125 acres and if they run off you may not find them-there are coyotes. While in unfamiliar territory pets don't always act the same as at home. There is a house dog named Cooper who is loose, please let us know if he is not compatable with your dog and we'll keep him away.

PLACES TO GO ~ THINGS TO DO

WHERE TO EAT

SOME OF OUR FAVORITES



Oak Street Bistro

Serves lunch and has a wonderful dinner menu on weekends, full bar.

Open Thursday-Sunday 1130-930

📍 3 Oak Street, Alfred Maine

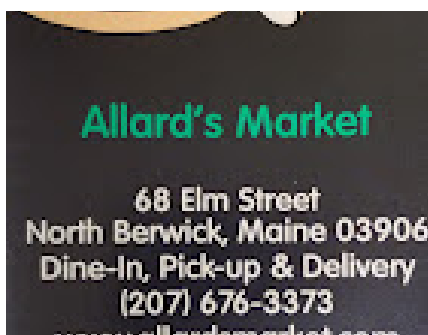


Mainly Local Yolks

Great Local Breakfast open 530till 1:30

📍 43 Rt236, Berwick ME 03901

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



Allards Market

Ok, so it doesn't look like much, but this is where the locals grab and go. Great breakfast sandwiches, pizza and made to order subs.

📍 68 Elm Street, North Berwick Me

M-F 630-7p
Sat 7-7



Merriland Farms Cafe

Homemade pies & American cooking served in an 18th-century farmhouse with a patio & scenic grounds.

📍 557 Coles Hill Rd, Wells, ME 04090

open 8am-2pm Wednesday through Sunday



PLACES TO GO ~ THINGS TO DO

WHERE TO EAT

SOME OF OUR FAVORITES



Johnsons Restaurant

Casual Dining, steak & Seafood, outside patio in warm weather

Breakfast Fri-sat-sun-mon

📍 18 Elm Street, North Berwick

<https://www.eatatjohnsons.com/node/37>



NoBo

Grab & Go meals and home made dessert
some dine in sandwiches

Mon- THurs 1030-2

📍 42 Main Street, North Berwick



Bubba Fryes

Tiny place, take out and delivery, fast food done well.

📍 22 Elm Street, North Berwick Me

11-8 closed tuesdays

<https://bubbafryes.com/>



Fogarty's

Extensive menu, amazing desserts

📍 471 Main Street, South Berwick

Wednesday & Thursday 3:00 pm - 8:00pm

Friday & Saturday 11:00 am - 8:30 pm

Sunday 3:00 pm - 8:00pm

<https://www.fogartysrestaurant.net/>



PLACES TO GO ~ THINGS TO DO

WHERE TO EAT

SOME OF OUR FAVORITES



the Maine Catch

Locally sourced seafood, steak & pasta offered in a charming restaurant with small bar and a patio.

Open Mon-Sat 4-830 May to October



262 Shore Rd, Ogunquit, ME 03907

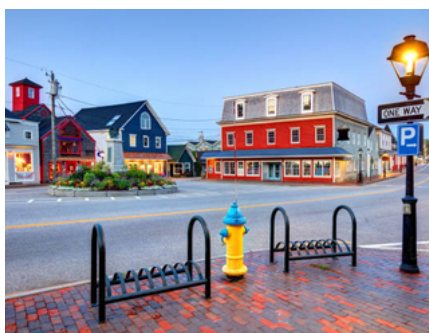


Odd Fellows Tavern

American style restaurant and bar
Weds-Sat 3-8



18 Portland Street, South Berwick



Seafood Near The Water...

Casual dining:

[Mikes Clam Shack](#) -1150 Post Road Wells

[Footbridge Lobster](#) - 108 Perkins Cove Road
Ogunquit

Nicer atmosphere

[The Maine's Catch](#) in Ogunquit (bonus they have plenty of parking) closed end of oct-may

[Federal Jacks](#) in the Lower Village of
Kennebunkport

For Fine Dining-

[Jonathan's in Ogunquit](#) but not on the water

[Hobbs Harborside](#) in Wells



Beaches and waterfront

YOUR NEAREST

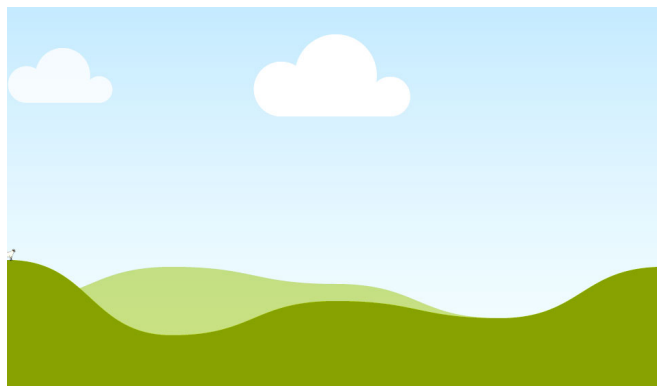


Ogunquit

The nearest beach is Ogunquit, about 8 miles or 15 -20 minutes.

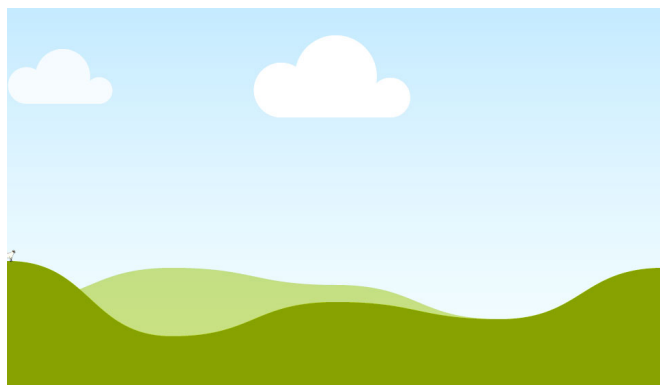
 123, Restaurants Adress, Here

Contact: +123 456 7890 | restaurants@mail.com



Wells

Wells is about 20-25 minutes. This beach is sandy at low tide and rocky only at high tide. Dogs are welcom in the summer after 6pm and before 8am

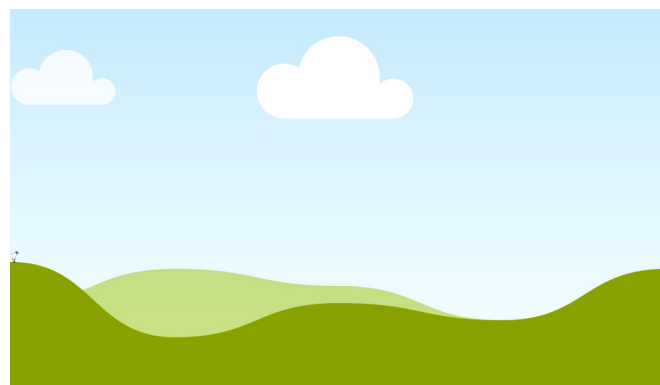


York - Long Sands

York beach is 10 miles and 30-40 minutes Long sands is a beautiful 1 1/2 mile stretch of sandy beach .Dogs are welcom in the summer after 6pm and before 8am



Contact: +123 456 7890 | restaurants@mail.com



York -Short Sands

York beach is 10 miles and 30-40 minutes. Short sands has a charming array of shops and dinng, more limited in the winter, with a small beach cove and playground.



Contact: +123 456 7890 | restaurants@mail.com

THINGS TO DO

HOST RECOMENDATION



HIKING

This area has an abundance of great hiking trails. There are some maps in the common area

YOGA

Describe about hiking places so that your guests may decide whether or not they want to do it during their vacation to the area.

GYM

Describe about hiking places so that your guests may decide whether or not they want to do it during their vacation to the area.

BEACHES

Describe about hiking places so that your guests may decide whether or not they want to do it during their vacation to the area.

GOLF

The Outlook Golfcourse in South Berwick



TIPS FOR

YOUR STAY

TIP 1

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et

TIP 2

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et

TIP 3

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et

TIP 4

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et

TIP 5

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et

CHECKOUT

EASY AS 1-2-3

- Log out of your tv subscriptions
- Check for belongings
- Text us when you leave
Text us at 207-676-9300

Our wonderful cleaning person
will take care of the rest.
Feel free to remember them if
you like.



YOUR FEEDBACK

IS IMPORTANT TO US!

Did you have a good time with us?



Very Satisfied



Satisfied



It was Okay



Dissatisfied

What would you say about your experience at our Airbnb?



How likely are you to tell your family and friends about us?

unlikely **0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10** definitely



CLEANLINESS



CHECK-IN PROCESS



COMFORT



ACCURACY OF LISTING



If you have any further thoughts or suggestions, please share them in the comments section below!

THANK YOU - WE APPRECIATE YOUR FEEDBACK



Reviews!

AMAZING STAY!

Was the perfect choice for our family gateway. We were truly impressed with the enchanting decor and generously.

WE'LL BE BACK!

Was the perfect choice for our family gateway. We were truly impressed with the enchanting decor and generously.

PLEASE LEAVE US A
REVIEW IF YOU LIKE
OUR HOUSE



THANK YOU
for staying with us!

GET IN TOUCH WITH US!



@SocialHandleHere

WWW.WEBSITE.COM

WE HOPE TO SEE YOU AGAIN SOON!



GET IN TOUCH WITH US!



@SocialHandleHere

WWW.WEBSITENAME.COM

THANK YOU

for staying with us!

WE HOPE TO SEE YOU AGAIN SOON!