

A WARM

WELCOME



*to the Abbott
Brook Inn*

72 Old Route 9 ~ North Berwick, Maine 03906



Get to know

MORE ABOUT

The Abbott Brook Inn

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About the Inn

Built in the 1800s, our historic farmhouse has evolved from a private family home into the peaceful country retreat you see today.

Life here is about embracing the natural approach. Rather than manicured gardens or chemical-treated lawns, we let the land remain in its raw, beautiful state - perfectly imperfect, deeply quiet, and incredibly relaxing.

Whether you are here for a solo escape, a group retreat, or a micro-wedding, we hope you find exactly the peace you're looking for.

To see more of our story and photos of the property, feel free to visit us at www.abbottbrookinn.com.



ENJOY
your stay



MEET YOUR Hosts

Dylan, Dalton, Noah
& *Norma*
Innkeepers

call/text (207) 676-9300 email- abbottbrookinn@gmail.com

Welcome to Abbott Brook Inn!

We are so happy you decided to experience a country getaway with us. This farm is a very special place and we're thrilled to share it with you.

Our journey here began in 2019, when the four of us—brothers Dylan, Dalton, and Noah, along with our mom, Norma—purchased this beautiful property. We weren't exactly sure what the future held, but we knew this location was something special. We started by bringing in a flock of babydoll sheep, some chickens, haying the fields, and transforming the historic farmhouse into a small inn. We're still enjoying the evolution of the farm and can't wait to see what happens next!

We've had a wonderful time updating these rooms to create a space that is both charming and peaceful. While the inn feels like a private sanctuary, it is perfectly situated to help you discover everything Southern Maine has to offer. We love this area, and we hope you fall in love with it, too.

We hope you have a truly wonderful time.

Warmly,

Dylan, Dalton, Noah & Norma

Innkeepers

Abbott Brook Inn

ENJOY
your stay

CHECK-IN

Check in Time is between 4 Pm & 8pm

- The day before you arrive, you will receive an email with directions. Check Spam Folders!
- If you require a late check in, please message us. We do have quiet hours from 10pm, so we need to know about late arrivals.
- Occasionally we can offer early check in, please message us if that is something you want.
- Please reach out if you require an early bag dropoff.



CHECK-OUT

Check-Out Time is 11 am

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



GETTING TO THE INN



FROM AIRPORT

Portland Jetport is a 45-minute drive, and

Boston Logan is approximately 1.5 hours away. We highly recommend renting a car, as local taxis and Ubers are extremely limited.

Note: There is an easy bus service from Boston Logan Airport to Dover, NH, called C&J Bus Lines. From the Dover terminal, you can rent a car for the final leg of your trip.



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. You can take either Exit 3 -Route 236 or Exit 19 Wells (the are numbered by how many miles not numerical)

EMERGENCY INFO

RESOURCES



Dylan, Dalton, Noah & Norma, Innkeepers

call or text 207-676-9300

email: abbottbrookinn@gmail.com



MEDICAL EMERGENCY

call 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

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.



03

GUESTS

Friends and family are welcome to visit, but please no overnight unregistered guests.



04

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



05

SUBSTANCES

No illegal items allowed on the premises.



HOUSE GUIDE

GETTING COMFORTABLE



TELEVISION

All rooms have smart TV & Cable

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.

Basic cable for network shows and sporting events can be accessed by the SPECTRUM app on the home page.



TEMPERATURE

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! Fans need to stay on auto- please don't change to "on"

A/C- Downstairs living room- 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 control is on the shelf. in pool room FIREPLACE-remote is on the wall in the living room.



LAUNDRY

located in downtown, 2 miles away

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

Unit 1 - is a fully equipped unit with kitchen and does have a washer & dryer in the unit



TRASH

Please place bottles & cans in blue bins

If your trash fills up during your stay, please tie up the bag and place it next to garage.

Pet bucket is the small silver trash can next to garage.

WIFI & CABLE

ENJOY YOUR STAY



LOGIN

Look for the guest network



PASSWORD

Farm1234



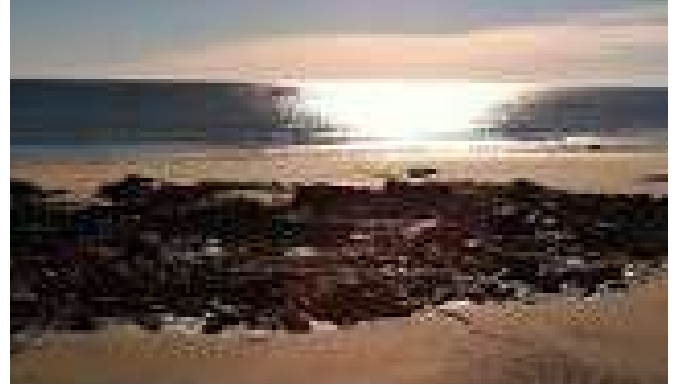
PLACES TO GO ~ THINGS TO DO

Beaches and waterfront



Ogunquit

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



Wells

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



York - Long Sands

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



York -Short Sands

York beach is 10 miles and 30-40 minutes. Short sands has a charming array of shops and dining, more limited in the winter, with a small beach cove and playground. Check out the Union Bluff if you are hungry or thirsty!

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

WELLS & OGUNQUIT

Two nearby coastal towns have an abundance of shopping, dining and nightlife. About a 20 minute drive. Dining options range from food truck park at Congdons Donuts (Handmade YUM!) to gourmet dining. Antique shops, craft stores, and much more.

PLACES TO GO ~ THINGS TO DO

Cities, Towns & Villages



Portsmouth, NH

Portsmouth NH, a coastal gem where 400 years of history meet a modern, tax-free shopping and dining scene.

- Explore: Walk through time at the [Strawbery Banke Museum](#) or relax among the blooms in [Prescott Park](#).
- Shop & Dine: Wander Market Square for unique boutiques and world-class restaurants.
- Experience: Catch a show at the historic Music Hall or head to the docks for an [Isles of Shoals](#) cruise.

For more maps and local tips, check out the [Portsmouth Visitor Center](#).



RT 1 Antique Trail & Thrift Stores

Route 1 Kittery to Kennebunkport

Just across the bridge from Portsmouth on Route 1 there is a stretch that offers some of the highest-density antiquing in the region.. It is the ultimate "antique trail"

Many shops on Route 1 are open daily, some smaller locations may have limited winter hours it's always a good idea to check before you go.

THRIFTING -don't forget the Thrift stores, Thrifting along the seacoast is not only a great way to find unique items but also a way to support vital local causes, from animal welfare to housing assistance.many support local non-profit groups.

Some of our favorites are:

- [The Fabulous Find](#)
- (Kittery): thefabulousfind.org.
- [York Community Thrift Store](#)
- (York): ycsame.org/thrift-shop
- [Another Chance Thrift Shop](#)
- NorthBerwick) :anotherchanceanimal.org/thrift-store
- [Safe Haven Thrift Store](#)
- (Wells): facebook.com
- [Habitat for Humanity York County ReStore](#)
- (Kennebunk): habitatyorkcounty.org/restore

PLACES TO GO ~ THINGS TO DO

Dog Friendly Ideas



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 in-town North Berwick has outside tables in good weather and allows you to bring your dog in good weather.

Wild Bevy Distilling in wells is pet friendly and has an onsite food truck. They have outside "barrells" in fall & winter which are pet friendly.



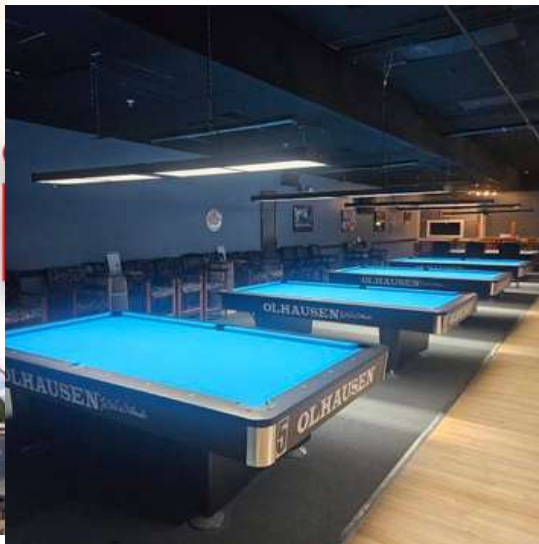
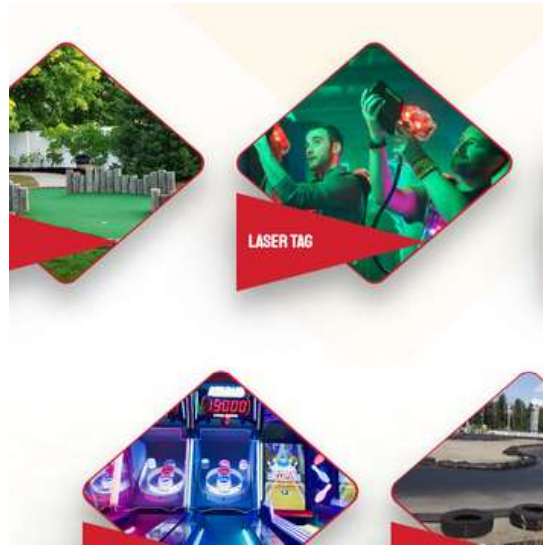
Places to Run: there are many walking trails nearby. there are some flyers on the counter in the kitchenette at the Inn showing where they are. Most of them do require the dog to be on a leash. In summer, Wells Beach is dog friendly after 6pm and before 8am. That beach does disappear at high tide though. 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* don't let dogs loose. Its 125 acres and if they run off you may not find them! There are coyotes around and 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 compatible with your dog and we'll keep him away.

PLACES TO GO ~ THINGS TO DO

Fun & Games



Hilltop Fun Center

Located in Somersworth NH, just a short drive away, Hilltop Fun Center is a family multi-entertainment center. A family-run venue features an 18-hole mini-golf course, four go-kart tracks catering to different skill levels, and indoor laser tag.

[Go Carts - Laser Tag - Mini Golf](#)

Billiards

Sharky's Billiards, Somersworth NH - Whether you're looking to sharpen your pool game or relax and unwind, Sharky's Billiards has got you covered. Regulation pool tables are awesome for anyone looking to shoot a few rounds of pool, no matter their skill level. They welcome all players of all ages.

<https://sharkysbilliards.com/>

New England Sports Hub - Somersworth NH

The region's largest indoor sports dome, at over 135,000 square feet. This state-of-the-art, climate-controlled facility is designed for year-round athletic training and recreation.

Features an indoor golf experience and pub dining.

<https://newenglandssportshub.com/golf/>

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- parking fee only

<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

Historic



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 McClary State Historic Site

Fort McClary is a former defensive fortification of the United States military located in Kittery Maine. It was used throughout the 19th century to protect approaches to the harbor of Portsmouth NH and the Portsmouth Naval Shipyard in Kittery. The property and its structures including a blockhouse dating from 1844.

PRICING

ADULT: \$3-4

[Fort McClary](#)

WOODMAN MUSEUM -DOVER

The Woodman allows visitors to explore and experience history, natural sciences, and the arts. On the grounds is the oldest Sycamore Tree in Strafford County, a Medicinal & Industrial Garden, two sheds housing a Civil War Cannon exhibit; 1863 12lbs Bronze-Napoleon cannon, and a Victorian funeral exhibit complete with an 1890s horse-drawn hearse.

PRICING

[Adults: \\$15](#)

<https://woodmanmuseum.org/about-us/>

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.

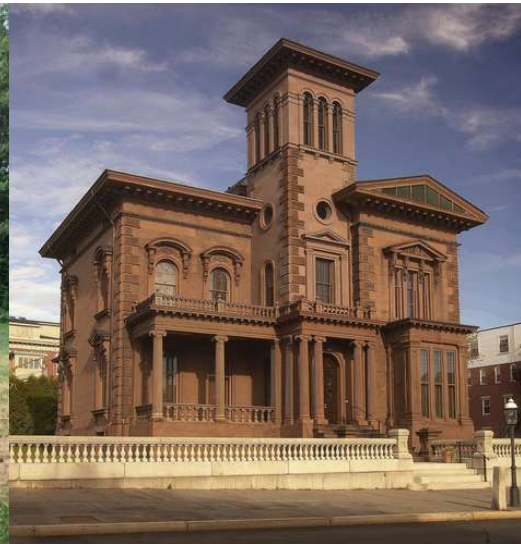
PRICING

varies - avg \$23

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

PLACES TO GO ~ THINGS TO DO

Historic



The Old Gaol (Jail)

Colonial Maine's first prison was constructed in 1656. Current structure is one of the oldest surviving colonial jails in the United States. Originally comprised of free-standing structures, the existing building reflects two centuries of construction

Historic Buildings York Maine

The Victoria Mansion-Portland

Lovers of art and history, Victoria Mansion is a triumph of 19th-century architecture. Intact more than 160 years after its construction, with over 90% of its original interiors, it has a wealth of stories to tell.

Victoria Mansion

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>

PLACES TO GO ~ THINGS TO DO

Shopping



LL BEAN FLAGSHIP STORE

Everyone should experience the L.L. Bean Flagship Store in Freeport Maine -it Is an Adventure! Multiple buildings cover an entire city block in beautiful downtown Freeport. Many other shops and options for dining. Take the train and it brings you right into town. Be sure to check out their outlet, located across the street from the main store

PRICING

Free except for what you buy there!

<https://www.llbean.com/llb/shop/1000001705?page=store-flagship>

RIDE THE DOWNEASTER TRAIN

Affordable and convenient, the Downeaster is a great way to see the area without the highway. Train goes to several stops between Wells Maine (15 minutes away) and Freeport Maine where you can shop at LLBean and the other outlet stores.

PRICING

starting at \$18 round trip

<https://amtrakdowneaster.com/>

KITTERY TRADING POST & OUTLET MALLS

Just a short drive to Kittery and you will find all the shopping you could want. Kittery Trading Post is a staple in the area and there are dozens of outlet stores and dining spots.

PRICING

FREE

<https://www.kitterytradingpost.com/our-store/our-store.html>

ANTIQUe SHOPS -ARUNDEL

Something for everyone at the many antique shops along RT 1. Many are open year round and there are a wide variety of items and prices. Wells also has several shops on route 1.

PRICING

free to look!

PLACES TO GO ~ THINGS TO DO

Other Fun



OGUNQUIT PLAYHOUSE

Southern Maines classic playhouse. Open year round with some down times. Charming small venue atmosphere.

PRICING

ticket prices vary

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



NUBBLE LIGHTHOUSE YORK

Nubble Lighthouse is an original cast iron structure dating back to 1879. It sits at a modest 40 feet with an elevation of 88 feet. It is an especially picturesque and popular site. Located in between Long & Short Sands Beaches in York.

PRICING

Free to look, there is no going inside the lighthouse

BOAT TOURS

Tours may be seasonal, but you can do everything from learning about lobstering to watching whales and puffins to just touring the islands.

PRICING

starting at \$30

<https://firstchancewhalewatch.com/>

PERKINS COVE -OGUNQUIT

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

PARKING -FREE TO \$50

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



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

Lunch and dinner daily

📍 18 Elm Street, North Berwick

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



NoBo

Grab & Go meals and home made dessert

Breakfast Sat & Sun

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

📍 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://bubbfryes.com/>



Fogarty's

Extensive menu, amazing desserts

📍 471 Main Street, South Berwick

Tuesday - Thursday 3:00 pm - 8:00 pm

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

Sundays & Mondays Closed

<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 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





TIPS FOR A GREAT STAY

TIP 1

Just Ask

Questions?? Need Something??

Don't go without towels or a toothbrush or keep any questions unanswered.

We are not on call 24/7 but someone will get back to you as quickly as possible.

TIP 2

Take advantage of the space!

There are many spaces here for your enjoyment- no need to stay in your room.

- There is a living room with fireplace and large screen tv, feel free to use it.
- Front porch is a great space to grab a rocking chair and watch the moon rise or the sun go down.
- Pool room is lovely and warm on a cold or rainy day. Feel free to bring a book or your laptop and hang out in there if no one is waiting to swim.
- Beside the garage is a firepit and a picnic table, go ahead and grab some sticks and start a fire in small fire area.

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.



Reviews!

WE WOULD LOVE IT IF
YOU CAN SHARE YOUR
EXPERIENCE!

PLEASE LEAVE US A
REVIEW IF YOU LIKE
OUR INN

google





THANK YOU

for staying with us!

GET IN TOUCH WITH US!

call/text 207-676-9300

abbottbrookinn@gmail.com



WE HOPE TO SEE YOU AGAIN SOON!