

Lovett's Inn

Franconia, New Hampshire

In 1928, the charming estate known as "The Lafayette Brook Farm" was transformed into Lovett's Inn, a New England Country Inn that has welcomed esteemed guests like the Kennedys and the iconic Bette Davis. Guests are drawn to Lovett's for its tradition of warm hospitality, fine dining, quaintly decorated rooms, and personalized service.

Lovett's Inn is a turn-key legacy, perfectly situated just a stone's throw from the immensely popular Franconia Notch State Park, featuring Echo Lake and Cannon Mountain. Nestled within the National Forest, this prime location is the closest lodging facility to the mountain ensuring a steady stream of tourists year-round. From summer activities like hiking, biking, fishing, and swimming to winter sports such as ice climbing, skiing, and snowshoeing, Lovett's Inn is a year-round destination. The property even abuts groomed trails for an unparalleled cross-country skiing experience right from your doorstep, with spectacular mountain views as your backdrop.

The property boasts 18 beautifully decorated guest rooms—five in the main Inn and thirteen in six private cottages scattered throughout the grounds. Lovett's Inn has long been a sought-after wedding venue, capable of hosting weddings with over 300 guests. For added convenience and prestige, consider adding a helicopter pad (with town approval) to expedite commutes from Boston or for making a grand entrance.

Guests will delight in gourmet dishes prepared in the spacious and well-equipped commercial kitchen. The intimate dining room & pub inside of the Inn seats 70 guests comfortably and overlooks an outdoor patio, swimming pool, and the breathtaking mountain views. These elements combine to create unforgettable and long lasting memories.

Additionally, there is a private owner's home on the property. Set at the back of the estate for privacy and views, this bright and spacious home features 3 bedrooms, 2.5 bathrooms, hardwood floors throughout, and an excellent floor plan. It can serve as living quarters for owners or staff or be used as a private retreat for main guests during weddings and events.

This estate, with its unmatched location and mountain views, is ready for the next owner to continue the legacy or to bring their own dream to life while continuing to create magical memories for years to come.

Lovetts Inn

Property Description:

- Turn –key Inn or change it to create your dream
- The excellent location affords a stream of tourist **YEAR-ROUND** with easy access to Rt Interstate 93 and superior visibility!
- Well established wedding destination in the White Mountains.
- 18 Guest room full service Inn nestled in the heart of the Franconia Notch Region of the White Mountains.
- Amazing commercial kitchen
- Dining room & Pub comfortably accommodates 70 people
- Built as the home of Nicholas Powers, Esq in 1784 and recorded in THE NATIONAL REGISTRY OF HISTORIC PLACES in 1981.
- Charming 3 bedroom 2 ½ bath owners home.
- Lafayette Brook runs through the property along with a pond, and groomed trails on property



PROPERTY FACTS:

Owner:	NMN HOSPITALITY, LLC
Address:	1474 Profile Road Franconia NH, 03580
Legal description:	Grafton County map 0018, Lot 0025 Book 4417 Page 430
Land:	7.04 +/- acres, with small pond and all improvements thereon
Zoning:	Residential B
Current Use:	18 Guest Room Inn and Restaurant, Wedding Venue And a 3 bedroom, 2.5 bathroom house
Construction:	Wood, clapboard and vinyl
Roof:	Asphalt shingles
Windows:	Storm, screen and Thermal
HVAC:	Main House –Oil Cottage #1-4 -Oil Cottage #5-8 - Oil Cottage #9- PROPANE Cottage #10-11 PROPANE Cottage #12-14 PROPANE
Water:	Private well
Sewer/Septic :	Private 8 separate systems serviced by Schofield Septic Services
Utilities:	Electric: Eversource Propane: Stiles Fuel Oil: Presby Fuel Trash Removal: Cassella Cable/Internet: Consolidated Landscaping: Alpine Landscaping