

# 1896 House Inn & Country Lodgings

910 Cold Spring Rd, Williamstown, MA 01267



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**MUROFF**  
HOSPITALITY GROUP  
Real Estate Brokerage & Advisory

# Property Details

Muroff Hospitality Group is proud to exclusively present the opportunity to acquire the **1896 House Inn and Country Lodgings** on 17 picturesque acres in Williamstown, MA. Just minutes from Williams College, the Clark Art Institute, and the Williamstown Theatre Festival, this inn features 36 guest rooms across three charming lodging buildings, a popular tavern (the '**6 House Pub**'), and a private 3-bedroom owner's residence.

With its rich history, lush grounds, and high-visibility along scenic Route 7, the 1896 House is one of the Berkshires' most beloved destinations. Guests return year after year for its character, amenities—including whirlpool tubs, fireplaces, and a seasonal heated pool—and close proximity to cultural and outdoor attractions like Tanglewood, MASS MoCA, and Mt. Greylock.

With flexible zoning and untapped development potential for expanded lodging, residential, or mixed-use offerings, this is an incredible opportunity for hospitality operators or lifestyle investors to scale a historic four-season resort in one of New England's most in-demand leisure markets.



Price: \$3,850,000

# Property Highlights

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*17 scenic acres with brooks, ponds, and high-visibility frontage along Route 7!*

*36 charming guest rooms across three distinct buildings, plus private 3-bedroom owner's residence!*

*Historic tavern ('6 House Pub) with strong local following and growth potential!*

*Turnkey four-season resort near Williams College, Clark Art Institute, and Williamstown Theatre Festival!*

*Proven revenue with strong repeat guest base and appeal to cultural and outdoor travelers!*

*Flexible zoning and untapped development potential for expanded lodging or mixed-use projects!*

*Minutes to Tanglewood, MASS MoCA, Mt. Greylock, Jiminy Peak, and Mohawk Trail!*



# The Inn & Guest Suites

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The 1896 House Inn & Country Lodgings offers a distinctive collection of **36 guest rooms and suites** across three unique lodging experiences—**Barnside Luxury Suites**, and the **Brookside** and **Pondside Country Inn**—set on 17 manicured acres in Williamstown, MA. Each building provides its own charm: Barnside’s grand, romantic suites featuring whirlpool tubs, fireplaces, and antique furnishings, Brookside’s nostalgic mountain cabin feel, Pondside’s tranquil setting by a duck pond.

Guests enjoy modern comforts paired with classic country inn ambiance, as well as on-site amenities including a seasonal **heated pool, gazebo, picnic areas, and direct access to landscaped walking paths and brooks**. With a strong repeat guest base and proximity to premier Berkshires attractions, the inn represent a turnkey four-season destination with a proven track record and potential for expanded hospitality offering

# Barnside Luxury Suites



# Barnside Luxury Suites

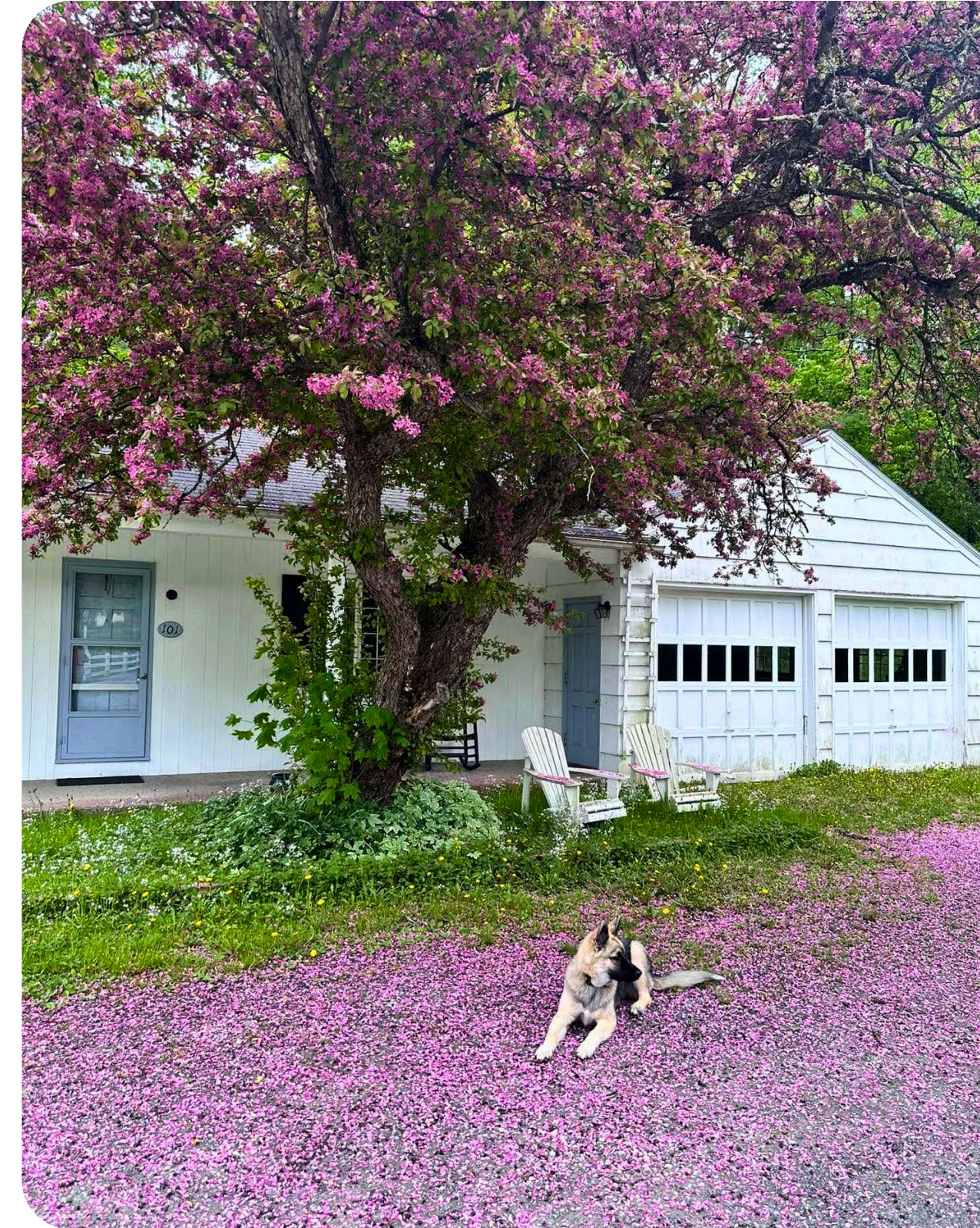
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# Pondside Country Inn

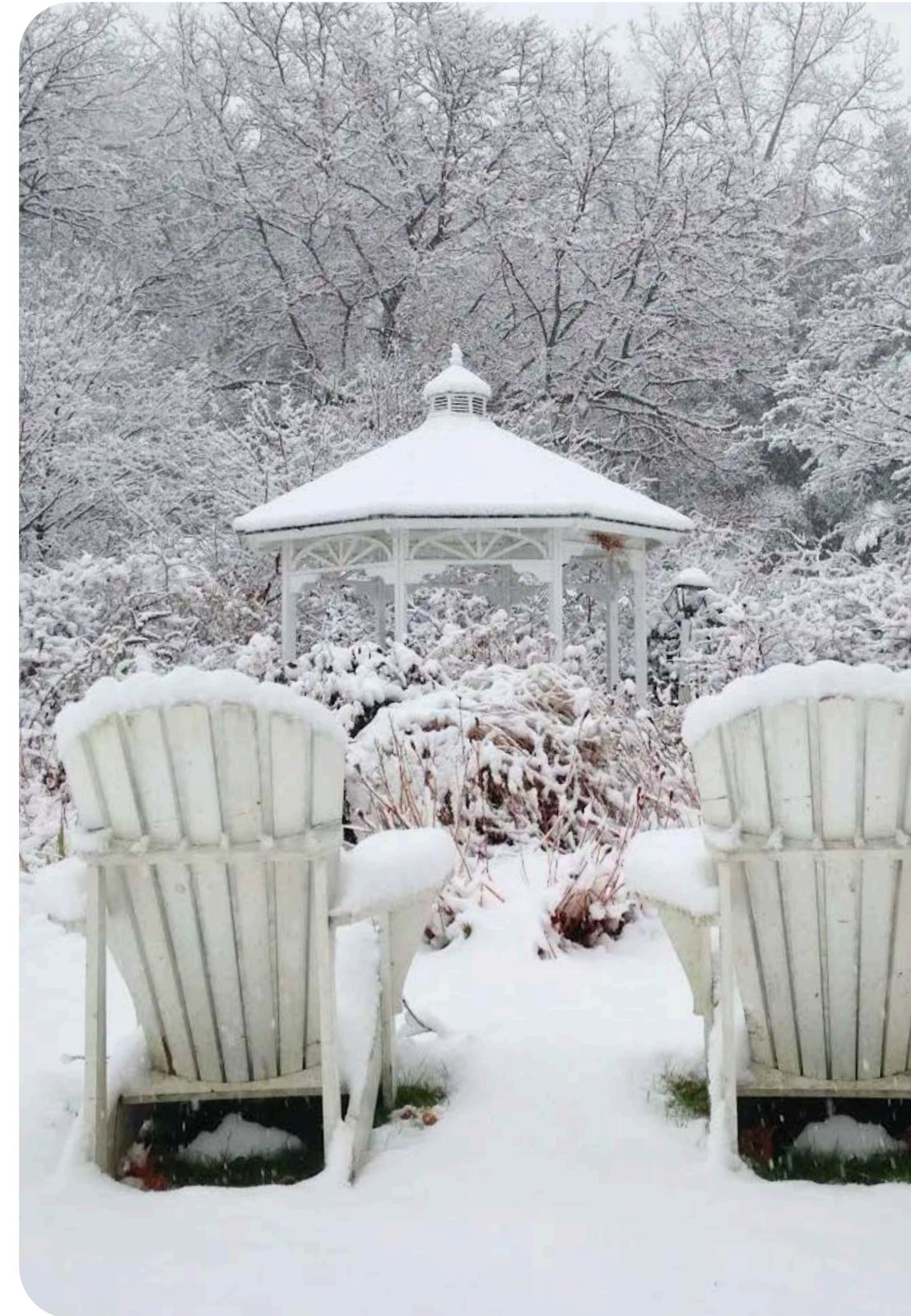


# Brookside Country Inn



# The Grounds

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# The '6 House Pub

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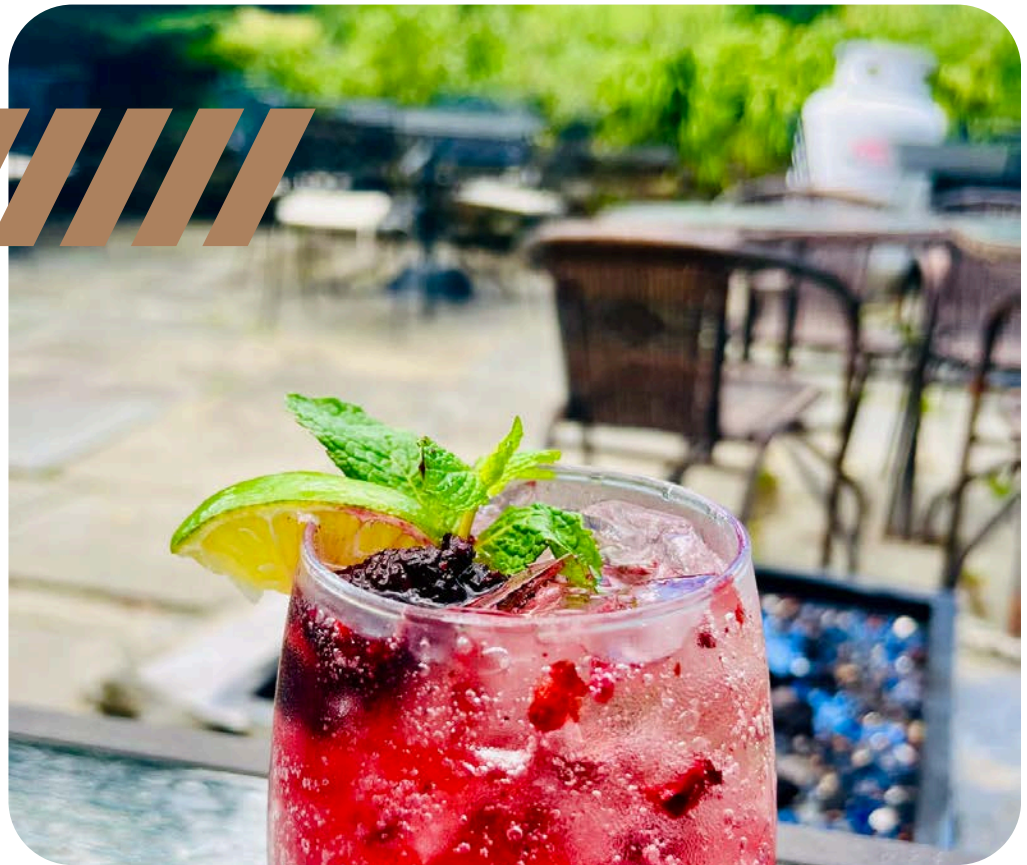
The '6 House Pub is a beloved tavern and full-service restaurant housed in a beautifully restored barn dating back to 1896. Steeped in history and character, the space once served as a bull pen and cow barn before becoming the iconic 1896 House Restaurant in 1948. Since then, it has welcomed over **three million guests**, including actors and artists from the renowned Williamstown Theatre Festival, such as Paul Newman, Mary Tyler Moore, and Christopher Reeve.

Today, the '6 House Pub features a warm and inviting bar, spacious candlelit dining room, and seasonal outdoor terrace. The restaurant is fully licensed, professionally equipped, and has maintained a strong local and tourist following, serving both inn guests and the broader Williamstown community.

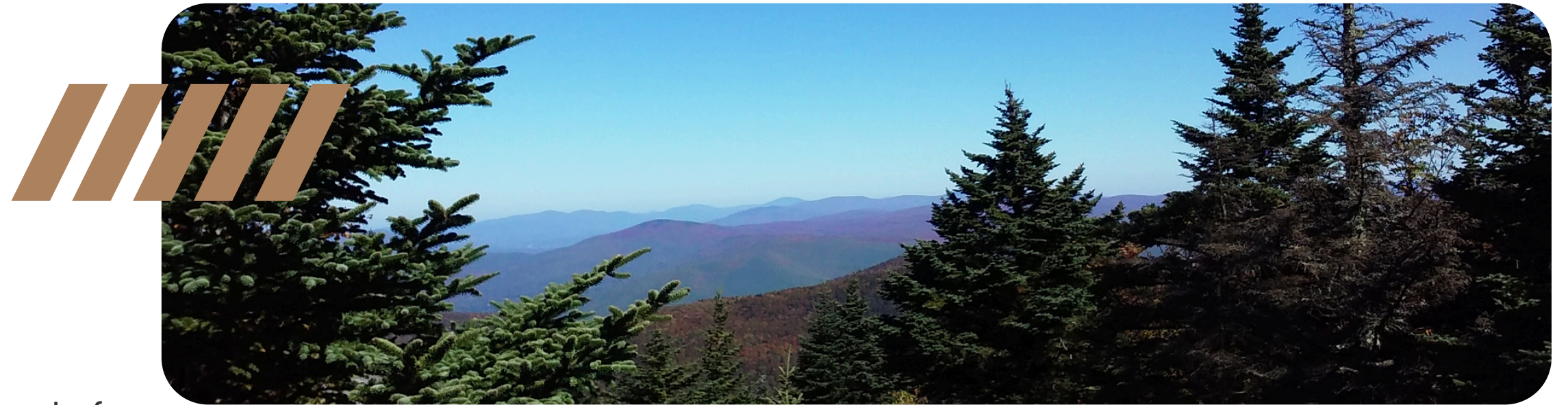
With its built-in audience from the adjacent lodgings and ideal layout for weddings, private events, and curated culinary programming, the '6 House Pub represents a significant upside opportunity for increased food & beverage revenue and brand elevation—whether as a reimagined signature restaurant, event venue, or modern Berkshire gastropub.

# The '6 House Pub

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# Demographic Highlights



Nestled in the scenic Berkshires of Western Massachusetts, Williamstown offers a rare blend of natural splendor, cultural prestige, and small-town charm. As home to world-class institutions like Williams College and the Clark Art Institute, and within close proximity to hiking, skiing, and year-round festivals, the area has emerged as a sought-after destination for affluent travelers, seasonal visitors, and second-home buyers from across the Northeast.

## **Four-Season Destination Appeal**

From skiing at nearby Jiminy Peak and Mount Greylock in winter to hiking, foliage, and festivals in the warmer months, the region maintains year-round demand, boosting occupancy across seasons.<sup>1</sup>



## **Growing Real Estate Market**

The median value of owner-occupied homes in Berkshire County increased to **\$298,200 in 2023**, up from \$283,800 in 2022, signaling steady appreciation in the cultural region.<sup>2</sup>



## **High-Household-Income Base**

In 2023, the median household income in Berkshire County was **\$72,565**, up from \$69,744 in 2022—a strong indicator of regional economic stability.<sup>3</sup>



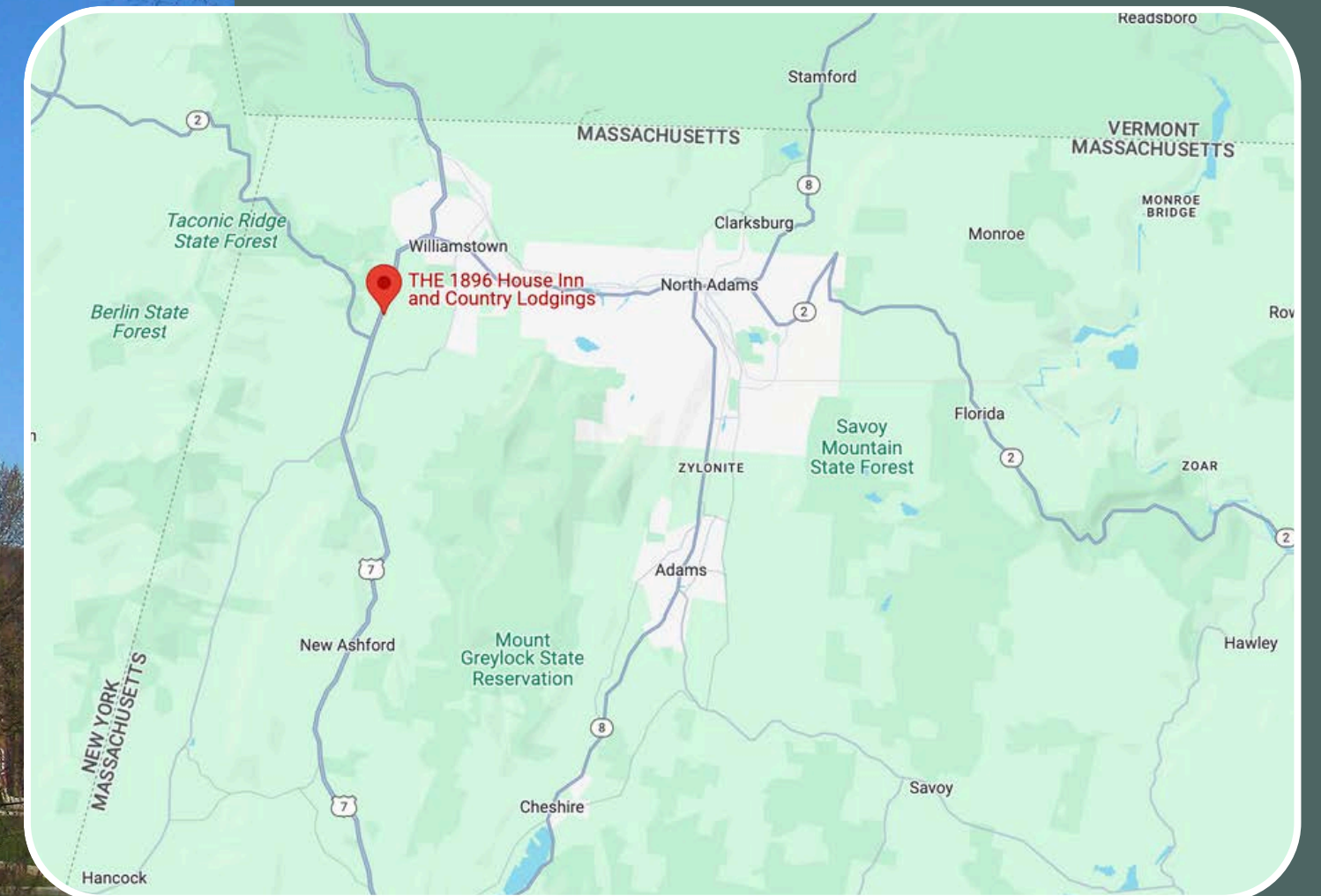
## **Short-Term Rental Boom**

The Berkshires saw a 13% increase in short-term rentals this summer (vs. last year), with many properties reporting occupancy rates between 40%–50%, and average daily rates nearing \$450 (e.g., Great Barrington).<sup>4</sup>



# Location

910 Cold Spring Rd,  
Williamstown, MA 01267





## Meet Mitch:


Mitch Muroff is the founder of Muroff Hospitality Group, a boutique brokerage and advisory firm specializing in hospitality real estate across New York and New England. With over 50 years of industry experience, the firm provides personalized service to independent and franchised hoteliers and restaurateurs.

Before launching Muroff Hospitality Group, Mitch was a principal of Sage Hotel Corp., overseeing a portfolio of 35 hotels across the Northeast and Canada. Following the successful sale of the portfolio, he founded Muroff Hospitality Group to leverage his deep expertise in hospitality transactions.

As a licensed attorney and realtor, Mitch has successfully negotiated dozens of complex sales, offering strategic insights and a hands-on, client-focused approach. His extensive industry knowledge and commitment to excellence make Muroff Hospitality Group a trusted partner for those buying or selling hospitality assets.

**Mitchell B Muroff, Esq.** | Muroff Hospitality Group

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*Thank you!*

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