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FACT SHEET

THE GOODSTONE INN & ESTATE

The Goodstone Inn & Estate
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www.goodstone.com

LOCATION:

The Goodstone Inn & Estate is located in Middleburg, Virginia, just off Rt. 50, one hour from Washington, DC. The elegant Inn is easily accessible from points North and South via Interstate 95, which links to Interstate 495 to Route 50. The property is just 23 miles from Dulles International Airport, serving all major domestic and international carriers with multiple flights each day. The Goodstone Inn & Estate epitomizes the luxury and elegance of Virginia's Hunt & Wine Country. Gatherings take on new meaning at this former estate imbued with the charm of yesteryear beautifully complemented by the modern conveniences of the 21st Century. Situated on 265 sprawling country acres, The Goodstone Inn & Estate is ideal for weekends of leisure, corporate and social events.

DESCRIPTION:

The Goodstone Inn & Estate is an exceptional, award-winning destination for individuals and organizations alike. This landmark country estate features 17 luxuriously appointed guestrooms, flexible meeting and event space, superb dining, nearly 20 unique and exquisitely maintained flower, woodland, orchard and kitchen gardens, extensive recreational opportunities, and exemplary personal service. The Goodstone Inn provides everything that is needed to create an exceptional experience.

GENERAL MANAGER: Simon Smith

EXECUTIVE CHEF: Christopher Carey

**FRONT OF OFFICE
MANAGER:** Kernan Myers

HEAD GARDENER: Airynee May

GUESTROOMS: The Goodstone Inn & Estate features 17 top-drawer suites and guestrooms in five uniquely beautiful cottages. Each offers an exquisite array of fine linens, French country décor with an American Hunt country theme. All residences are non-smoking and are complete with telephone, voicemail, complimentary wireless Internet access, CD players and satellite TV. Elegant cut crystal decanters with Port and Sherry are available for guests.

Carriage House:

The estate's former carriage house and stables is a magnificently converted structure which retains the original details of its original use with the modern luxuries that discriminating travelers have come to expect. The centerpiece of Goodstone, this is the welcome and reception area, as well as where guests will find Hilltoppers restaurant, and the gorgeous wine cellar and private dining room, which is ideally designed for intimate gatherings. Guest suites include The Mare Suite, The Stallion Suite, The Carlyle Jr. Suite, and The Hayloft.

The Dutch Cottage:

Nestled in an idyllic location on the edge of a knoll, just steps from The Carriage House, The Dutch Cottage features a full kitchen, sitting room with fireplace and two guestrooms - The Magnolia Room and The Delphinium Room. The Cottage is decorated in a cheerful lemon and azure tinted chintz with a beautiful eggshell-hued kitchen that is fully equipped to entertain.

French Farm House:

The charming French Farm House features vaulted ceilings accented by rough-hewn beams, authentic barn wood planking, two-foot thick stone walls, and hand-troweled plaster finishes. Guests may wonder if they're in Provence or the Pyrenees instead of Middleburg. The Farm House offers a great room, and a sitting parlor to relax in beside one of two floor-to-ceiling log burning fireplaces. Front and rear stone patios are perfect for outdoor barbecues. Hammocks provided are perfect for afternoon naps. French Farm House offers three guestrooms - The Harvest Room, The Leith Room and The Angus Room.

The Spring House:

The Spring House is situated behind the estate's rolling hills and down a private road from The Carriage House. This quaint country retreat features a red and mahogany sitting room with a gas fireplace, a large kitchen accented with hues of eggshell and azure, a two-story front porch and four guestrooms - The Verandah Room, The Warburg Jr. Suite, The Ambassador Room, The Goodwin Room.

The Manor House:

The Manor House crowns a hill overlooking the estate and the Carriage House. The elegant residence provides a large living room, formal dining room adorned with an exquisite 19th century hand-painted wall mural featuring an array of American historical events, a large kitchen, wood-paneled game room with fireplace, blue stone terrace with sweeping vistas from all points. Four guestrooms include The Stuart Room, The Harriman Room, The Mosby Room and The Master Room.

CONFERENCE FACILITIES:

The Goodstone Inn offers the Manor House as its main conference venue, which provides flexible event space divided into two beautifully appointed rooms. Group size generally ranges from 2 – 20 persons, who are comfortably accommodated for meetings. Other areas of the property can also be utilized for meetings and gatherings as well; for example, the French Farm House, Hilltoppers restaurant, the Carriage House and the wine cellar, as well as the pool area, which can be tented.

CONFERENCE SERVICES:

The Goodstone staff is available to assist planners with meeting room setups, faxing, photocopying and general administrative needs. If technical and audiovisual support is needed, an outside vendor can be arranged.

The staff is also available to organize off-site activities, such as wine tours, golf, reservations at nearby restaurants, and other activities.

TECHNOLOGICAL CAPABILITIES:

The Goodstone Inn & Estate offers basic meeting needs (flipchart pads and pens). Additional audiovisual or computer technology, including multimedia, teleconferencing and rear-screen projection, is subcontracted to an outside vendor.

Wireless Internet access is available throughout the property in meeting rooms and all guest rooms and suites.

RECREATION:

Recreational opportunities abound, including a unique outdoor pool nestled within Wisteria-covered ruins of the estate's original stone mansion, an all-season Jacuzzi, hiking and walking trails, mountain bikes, canoeing, in room massages and spa treatments. Stables are available for boarding guests' horses on the property. A short drive into the quaint town of Middleburg brings fabulous shopping, antiques and dining.

Goodstone guests have access to complimentary golf at Stoneleigh Golf Club www.stoneleighgolf.com, an 18-hole members-only course located nearby. The course architect, Lisa Maki, who was inducted into the Golf Architect's "Hall of Fame" in 2002, completed design of the course in 1992. Stoneleigh Golf is operated by Billy Casper Golf, one of the nation's most respected golf and country club management teams.

Some of Virginia's most renowned wineries are located near The Goodstone Inn & Estate and offer tours and tasting rooms, including Chrysalis Winery www.chrysaliswine.com and Piedmont Winery www.piedmontwines.com, among several others.

In season, equestrian activities include the Middleburg Steeplechase Races at nearby Glenwood Park (April) www.middleburgspringraces.com, and the Middleburg Hunt (December), which proceeds through the Goodstone Inn & Estate's acreage. Spring & Fall Equestrian Races occur at Great Meadow Park, site of the Virginia Gold Cup, located just 20 minutes away in Plains, Virginia. From May to September, polo is played at Great Meadow, including Twilight Polo. Spectators are welcome for all equestrian events.

Historic Leesburg, Virginia, as well as the beautifully preserved Oatlands Plantation and Gardens www.oatlands.org (circa 1803), which is open to the public, are just 20 miles away.

RESTAURANTS & LOUNGE:

Hilltoppers, the restaurant at The Goodstone, offers superb American cuisine with an International flare, influenced by the extensive European travels of Executive Chef Chris Carey. An impressive wine cellar is available, carrying a selection of 1,500 bottles, including some of Virginia's finest varietals. Each afternoon, an elegant English Tea is served in the Carriage House utilizing a silver tea service and all the accoutrements.

After hours, the Carriage House great room is available for guests to meet and share a glass of wine or a cocktail. After dinner drinks are served in this area as well.

ESTATE GARDENS:

The Goodstone Inn & Estate features nearly 20 unique and exquisitely designed and maintained flower, woodland, orchard and kitchen gardens, which extend throughout the 265-acre property. A highly skilled, full-time Head Garden is on staff to

maintain and further develop the gardening program at the Inn – adding “living sculptures” throughout the estate – doing so using sustainable agricultural techniques and the reintroduction of indigenous plants.

Each of the estate’s five unique lodging accommodations – French Farm, Dutch Cottage, Manor House, Spring House, Carriage House – is surrounded by newly created gardens, hearkening the architecture of each dwelling.

Also featured on the estate are sumptuous cutting gardens, serene woodland gardens with serpentine garden paths, and a large vegetable garden and herb garden. The kitchen gardens significantly enhance the farm-to-table cuisine prepared by The Goodstone chefs and served in Hilltoppers restaurant. Vegetables, herbs and edible flowers from these gardens have been featured in culinary selections prepared for the prestigious James Beard House in New York City. Future plans include gardening workshops and farm-to-table cooking classes.

TRANSPORTATION:

The Goodstone Inn & Estate is located within easy access to Washington, DC, and all points in Virginia and nearby Maryland, and points North and South via direct link (Rt. 50) to Interstate 495 (circles Washington, DC), which provides access to the north-south transportation artery, Interstate 95. The Inn is 30 minutes from Dulles International Airport www.metwashairports.com/Dulles (23 miles), which is served by all domestic and international carriers. With advance notice, The Goodstone Inn is pleased to arrange ground transportation for guests. If preferred, ground transportation can also be arranged by guests at the airport.

IMPORTANT DATES:

The land that became The Goodstone Inn & Estate was first purchased in 1768 by Jamie “The Scott” Leith, when the property was considered to be on the edge of the Virginia frontier. Leigh is said to have contributed to the Revolutionary War effort by supplying provisions to the Continental Army.

During the Civil War, three of Leith’s grandsons fought for the South. Two served with Colonel John Singleton’s Mosby Rangers and one fought with Confederate General J.E.B. Stuart. Civil War skirmishes occurred on the property, along Goose Creek.

After the war, a son, Benjamin Franklin Leith, settled on the property and constructed Dutch Cottage and French Farm Cottage, which now provide lodging accommodations for The Goodstone Inn.

In 1915, the Goodwin family purchased the property and built a large stone house (currently the site of the pool), and established the name “Goodstone” for the estate.

In 1934, Frederick Warburg bought the adjoining property and built the Manor House, which exists today as one of the lodging accommodations for The Goodstone Inn.

In 1939, Warburg bought the Goodwin property in order to enlarge his estate. Warburg and his wife, Wilma, maintained the façade of the Goodstone mansion as a backdrop for a poured concrete, heated pool, built around 1948.

The estate was sold to the current owner in 1996, who sought to preserve the property's acreage and beauty by converting it to a country inn. The Goodstone Inn & Estate formally opened 1998.

In 2007, Hilltoppers, the restaurant at The Goodstone Inn, as well as the wine cellar and private dining room opened to the public.

AWARDS & HONORS:

Hilltoppers at The Goodstone Inn & Estate Executive Chef Chris Carey invited by the James Beard Foundation to be a Featured Chef at the prestigious James Beard House, New York City, 2008.

The Goodstone Inn & Estate is a member of the prestigious organization, "Small Luxury Hotels of the World" www.slh.com.

The Goodstone Inn & Estate is recommended by Condé Nast Johansens www.johansens.com, the prestigious international luxury travel guide. In 2008, the property was nominated by Condé Nast Johansens for the "Award of Excellence."

The Goodstone Inn & Estate is also a member of the prestigious Andrew Harper Q Club www.andrewharper.com.



The Goodstone Inn & Estate, a luxurious country retreat in Middleburg, Virginia, is situated in the heart of the state's renowned Hunt & Wine Country 45 minutes from Washington, DC. The historic property features five star-quality lodging in five distinctive dwellings, including the main building - the elegantly converted Carriage House, The Dutch Cottage, The Manor House, The French Farm Cottage and The Spring House. The Goodstone Inn & Estate provides superb cuisine in Hilltoppers restaurant, an impressive wine cellar dining room featuring an extensive selection of vintages from Virginia and around the world, an elegant

afternoon English Tea, and facilities for corporate and social events. Wireless Internet access is available throughout the property. Recreational opportunities abound with a unique outdoor pool nestled within the Wisteria-covered ruins of the estate's original mansion, an all-season Jacuzzi, walking and hiking trails, mountain biking, stables for boarding guest' horses, canoeing, in room spa treatments, and superb shopping in Middleburg. Guests have access to complimentary golf at Stoneleigh Golf Club, an 18-hole golf course located nearby.

In season, equestrian activities include the Middleburg Spring Race Meet at Glenwood Park (April), the Virginia Gold Cup and International Gold Cup at Great Meadow (Spring and Fall) and the Middleburg Hunt (December), which proceeds through the property. The Goodstone Inn offers the charming ambiance of an 18th century country estate with the convenience, luxury and service expected by 21st Century guests. For more information on The Goodstone Inn & Estate, Hilltoppers Restaurant, or to make reservations, please call 540-687-4645 / 877- 219-4663 or visit www.Goodstone.com.

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