



THE POCONO  
BARN

RETREAT HOME & GALLERY



# HISTORY

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- Renovated rustic 117-year old Barn house with modern amenities
- Located in heart of the Poconos Mountains of Pennsylvania
- Original preserved wood from Barn
- 6 acres of land to explore
- Gallery of artist Sebastian Alappat
- Signature and one of a kind lighting fixtures
- Unique design architecture details all over barn
- Less than 2 hours from NYC/Philadelphia
- Additional artist studio (Alappat Atelier) on property
- 5 bedroom, 4 baths
- Gourmet kitchen, fireplace, 2 living rooms, library with office, game room, movie room and laundry
- Two decks for outdoor gatherings
- Ampitheater style firepit
- Quiet and peaceful area







THE POCONO  
BARN





# THE BEDROOMS

Boasting 5 bedrooms, this spacious three story barn house sleeps many and features the following selection of rooms for your stay:



## THE MASTER

- 1 king bed
- Sleeps 2
- Ensuite bathroom & balcony



## INDIA

- 1 queen bed
- Sleeps 2
- Located on upstairs level





## COSTA RICA

- 1 queen bed
- 1 futon
- Sleeps 3
- Located on upstairs level



## AFRICA

- 1 single bed • 1 crib
- Sleeps 1-2 • Located on upstairs level



## AMERICANA

- 1 queen bed
- 1 full bed bed
- Sleeps 4
- Located on basement level

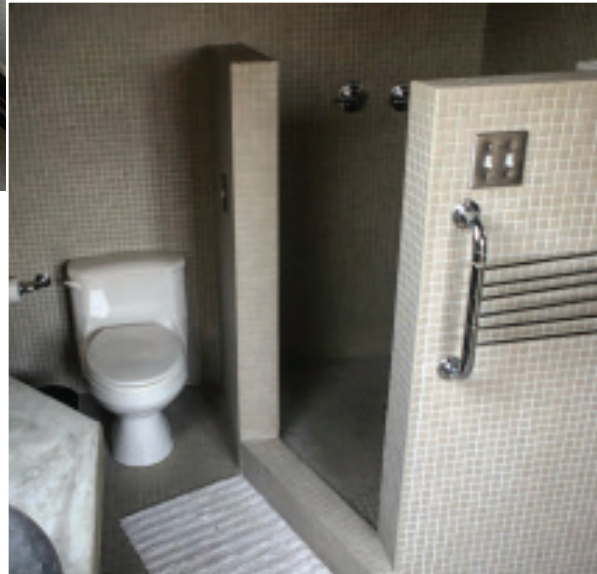


# BATHROOMS



## THE MASTER ENSUITE

- jacuzzi tub
- open air shower
- concrete vanity



## UPSTAIRS BATH

- one tub and shower
- only other full bath in house





## MAIN FLOOR

- 1/2 bath off kitchen and living room
- laundry closet attached



## BASEMENT BATHROOM

- 1/2 bath off game room
- close proximity to American bedroom





## GOURMET CHEF'S KITCHEN

- JennAir stove and double oven , microwave, coffee maker toaster oven, Vitamix blender
  - fully stocked with plates, cups, utensils and cooking supplies
  - Concrete bar counter tops & floors
  - table linens provided
  - custom Resin table dining room - seats 6
- (additional tables/chairs available)







## MAIN LIVING SPACE

- huge “nook” couch overlooking the kitchen and main floor
- library
- slate gas powered fire place
- office area with large Atwood hemlock desk
- option to use space as a yoga studio
- perfect for breakout sessions and connecting







## BASEMENT

- 9 foot Brunswick tournament level billiards table
- custom bar with stools
- movie room - features 70" Samsung Smart4K LED TV mounted on swivel
- Direct TV & Netflix
- 200+ dvds
- board game closet





# ALAPPAT ATELIER

- working studio of artist Sebastian Alappat
- 1600 square foot of creative space
- within steps from the Pocono Barn
- large open work areas and multiple desks
- additional artist easels/chairs /stools







- Retro 1950's kitchenette with fridge and microwave
  - French press, hot plates, hot water heater, toaster oven
  - single slab mango wood dining table
  - small futon
  - sleeps 1- 2
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- barn doors open to separate living area/ apartment
  - pull out Joybird couch - sleeps 2
  - large library of books

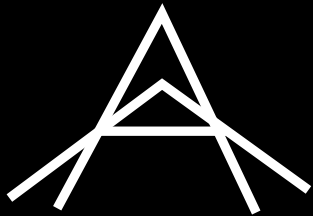
  
 ALAPPAT  
 ATELIER







- writers desk with a view to grounds
- reading nook and library
- lofted bedroom with queen mattress
- sleeps 2
- renovated full bath with vintage UK shower







# THE LAND

- Acres of room to explore, walk and be in nature
- 25 foot amphitheater style firepit with teacher's bench
- several meditative spots to discover on the land





# THE DECKS

- 45 ft Cedar Sun Raw Deck - built 2020
- 6 person patio set & umbrella
- Outdoor lounge set
- 2 lounge sun chairs
- Weber barbeque grill
- outdoor yoga space



- 30 ft Shadow Deck - Norway Cedar - built 2019
- teachers bench made from Norway cedar slab





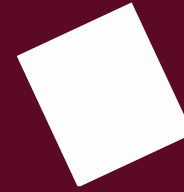
# RETREATS

The unique barn & studio are a blank canvas for retreats, gatherings, workshops, seminars for any group. Here are a few possibilities:



## Yoga Retreat

- indoor studio space
- Sun deck studio
- Shadow deck studio
- 20 Jade<sup>®</sup> mats
- blankets, blocks and straps provided

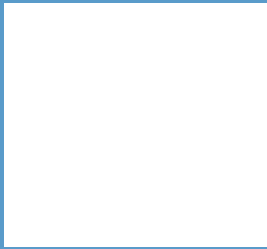


## Artists Retreat

- private 1600 sq. foot studio
- basic art supplies provided
- multiple easels and creative stations
- be inspired by being surrounded by artwork
- Plein air art surroundings

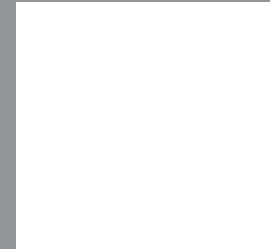


# EVENTS



## Health & Wellness Retreat

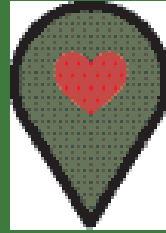
- local farms for fresh produce
- yoga mats for movement & exercise (provided)
- Preferred vendor list available featuring:  
yoga teachers, chefs, massages, Reiki,



## Other Ideas:

- Weddings
- corporate offsite retreat
- writing retreat
- photography retreat
- 1-day retreats
- workshops, seminars, masterminds, etc.





# LOCAL ATTRACTIONS

## NATURE

- Columcille Megalith Park ( hiking & meditation)
- Appalachian Trail
- Delaware Water Gap
- Bushkill Falls (trails, waterfalls)
- Klein Dairy Farm
- Beltzville State Park (picnics, bbq, lake/beach)

## SHOPPING

- Premium Crossings Outlets
- Bartonsville Shopping Center
- The Shops at Stroud

## ENTERTAINMENT

- Mount Airy Lodge
- Sands Casino (Bethlehem)
- Blue Mountain Resort
- Blue Ridge Winery Estates

## EXPLORING TOWNS

- Stroudsburg (25 min)
- Jim Thorpe (25 min)
- Allentown (45 min)





## GETTING STARTED

1. Signed contract
2. Deposit of \$500 (non-refundable)
3. Liability insurance
4. Signed waivers

## WHAT'S INCLUDED:

- The Pocono Barn & grounds
- optional add on: Alappat Atelier
- promotion on Pocono Barn website
- list of preferred vendors ( chefs, teachers, etc)

## PRICING

**Barn** - \$850 / night + \$300 Cleaning Fee

**Atelier** - \$200 / night + \$150 Cleaning Fee

*\*\* 20% discount for retreats booked during week \*\**

## CANCELLATION POLICY

- \* 1/2 Refund - if cancelled greater than 1 month prior
- \* If canceled under 1 month, NO REFUND
- \* FINAL PAYMENT due 1 week prior to check-in date



# CONTACT

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