

## **Golden Pheasant Inn**

### **Summary**

**The Golden Pheasant Inn is a historically significant country inn located in Bucks County, Pennsylvania on 7 acres of land nestled between the Delaware River and Delaware Canal. Originally constructed in 1857, it underwent a complete renovation in 2011-12 which upgraded all major systems. The restaurant has a liquor license with full service bar (22 seats) and 42 tables, including an outside terrace on the towpath. The inn has four guest rooms and an innkeeper's apartment. There is ample onsite parking. Property is ADA accessible. No flood-related insurance claims in past 30 years. Excellent online reputation. Cash flow positive.**

### **Historic Significance**

- The current tavern building was constructed in 1857 to serve mercantile traffic along the Delaware Canal with food and lodging
- It is believed to be the longest continuously operating mule barge stop on the canal – operating for over 160 years
- Listed on the Heritage Conservancy's Registry of Historic Places with a plaque at the front door
- Barn on premises was built in the early 18<sup>th</sup> century to house animals traveling along the canal and River Road
- Views of the Delaware Canal or Delaware River from every dining room/guest room
- Situated on approximately seven acres of land

### **Accolades**

4.7 stars on OpenTable (May 2019)

4.5 stars on Yelp (May 2019)

4.5 stars on TripAdvisor (May 2019)

Featured in Town & Country Magazine in August 2013

Winner of Wine Spectator Award of Excellence 2014, 2015, 2016, 2017 & 2018

Winner of "Bucks Happening" Best Outdoor Dining 2017

Finalist in "Bucks Happening" 2017 Wine List, Bed & Breakfast

Finalist in "Bucks Happening" 2016 Best Brunch, Outdoor Dining and Wine List

### **Renovation**

- The Inn underwent a complete "to the studs" renovation in 2011/2012 by Sullivan Building and Design Group (contractors for Soho House).
- All major systems including plumbing, electrical, HVAC, Septic and lighting were replaced.
- Exterior of building was repointed and re-plastered based on historic pictures. Original windows were restored. Custom shutters were created. Plastic shutters were used for longevity and ease of care.

- Front porch was restored and original fieldstone slabs were removed and replaced. Front porch millwork was replaced based on historic photos
- Extensive exterior landscaping was completed to expand parking and improve walkway safety and exterior lighting
- Bathrooms were expanded and moved to basement. ADA compliant bathroom was added on main floor.
- Handicapped ramp was added at back of building.
- Guest rooms were reconfigured to create ensuite bathrooms in each room.
- Septic was completely replaced with a sand mound system approved by the Bucks County Board of Health.
- Kitchen was completely reconfigured. Large hood with ventilation fans and fire suppression system was installed.
- Enormous floor to ceiling fieldstone fireplace was added in the solarium to create a Bucks County appropriate focal point.
- Exterior dining terrace was expanded.
- Beer fridge/wine fridge was added in basement. Taps added to bar.
- Bar was relocated and expanded and a custom walnut and quartzite bar was built.
- Lighting and sound system were upgraded and automated.
- Security cameras were added.
- All floors were refinished and repaired where needed.
- All interior stone was repointed.
- Office was added in barn area.
- Washer & dryer were installed.
- French drains were added to hillside by “cottage” to allow for proper water drainage.
- Interiors were professionally designed and decorated.
- New tables, chairs, glassware, flatware, plates were ordered reflecting updated historic aesthetic.

- Interiors were painted with extensive use of plaster finishes.
- Extensive sound attenuation was installed in walls between guest rooms and ceiling above bar and historic dining room. Sound attenuating material used in dining ceilings is BASWAphon.

## **Restaurant**

- Four dining areas – main historic room, solarium, terrace by canal and front porch
- 42 tables and 174 seats
- Private event capacity is approximately 120 people maximum for buffet/seated events. Outdoor terraced can be used for cocktail hour/dancing. Terraced can be tented. Side yard ideal for wedding ceremonies.
- Bar area with 22 seats total at bar and high tops
- 8 beer taps fed from cooler in basement
- Wine tap machine for 8 wines
- 4 POS machines (Aloha) in dining area with 3 printers in kitchen and main terminal in office
- 50 parking spaces on our property and 20 public overflow parking spaces that our staff uses during weekends/holidays/large private events
- Handicapped accessible with ramp at back of building
- Three restrooms – men’s and women’s in basement and ADA bathroom on main level
- Two wine fridges upstairs, wine display in main dining and basement and locked wine storage in basement
- Business holds a hotel liquor license

## **Kitchen**

- Professionally designed commercial kitchen
- Walk-in refrigerator, steam table, ample refrigeration, ice-maker, hand wash areas, etc.
- Full Pantry area with dedicated reach in
- Dish wash area with pot sinks

- Deliveries can be accepted directly to kitchen area – no need to pass through main dining areas
- Trash area easily accessible from kitchen
- Large storage/prep area off kitchen
- Office located off kitchen area with security camera monitor giving views of service areas

### **Guest Rooms**

- Four guest rooms in main building with ensuite bathrooms
- One of the four is a suite with an electric fireplace and king bed and views of the river and canal
- All rooms are fully furnished with custom window treatments, TVs, automatic shades and individual temperature control
- All rooms have some exposed stone and deep set windows
- Bathrooms have custom mosaics and marble counters
- Currently use RezOvation for room booking software

### **Additional Features**

- Two wood burning fireplaces in the main dining rooms
- Blue stone patio on towpath (grand-fathered in for proximity to canal)
- Whole building generator
- Security cameras with 7 views of the building that can be seen from the office
- Full sound system including on the front porch and terrace
- Artwork in main dining rooms are all oil paintings by Bucks County artists. Piece in solarium was custom created for the space.
- Full light system controlled from an iPad. Exterior landscape lighting.
- Heat lamps on the front porch
- Seasonal custom built front door enclosure that can be removed
- Fully lighted exterior walkways

- Side area under old oak tree is popular wedding location – beautiful gardens by towpath
- Owner’s apartment on third floor of main building with two bedrooms – one of the bedrooms is stubbed out for the addition of a bathroom and could become a fifth guest room in the main building
- The “cottage” at the end of the building is currently being used for storage but could be converted into another guest room or a two-bedroom guest suite. It was a guest room in the past.
- The barn is another area of potential expansion for a private party space (no permits held).
- Business holds rights to [www.goldenpheasant.com](http://www.goldenpheasant.com)
- Golden Pheasant Inn has never had a flood related insurance claim in the 30 years that the Faure family has operated the business. To the best of our knowledge, the building has not had flood related damage in the years prior, including in the major flood of 1955. The building is situated on an area of high ground.