







Lobenhau Bed & Breakfast

6975 NE Abbey Road - Carlton, OR

Located in the heart of Oregon's Wine Country, Lobenhau Bed & Breakfast & Vineyard rests on 27+ park-like acres just outside the quaint wine centric town of Carlton. Surrounded by vineyards, the bed & breakfast is 10 minutes from over 160 wineries and nestled between Portland and the Oregon Coast.

*Welcome to your home away from home in
Oregon's Willamette Valley Wine Country
So Much Possibility!*





Bidding Farewell to the B&B

After 14 successful and joyful seasons serving the Willamette Valley and the tourists that flock to Oregon's Wine Country, the Lobenhaus B&B will close its doors on 12/15/14. The vineyard and yearly lease to Rex Hill Vineyards still thrives with a bumper crop this harvest.



The original house, built in 1946 is the innkeeper's residence with 2 bedrooms, family room, office, kitchen and 2 baths. The Lobenhaus addition, constructed in 2001, was specifically designed for the comfort and privacy of its guests. The lodge-style building features 6 guest rooms with full in-suite baths plus 2 half baths, den/office, grand dining room, private meeting space, family room, living room and large laundry room. The floor plans also includes private and public sitting areas with sweeping vineyard and valley views.



The public living area at Lobenhaus is the perfect place to relax. The common area features a large rock fireplace, HD TV and beautiful forested and vineyard views. Step outside to the covered deck and enjoy views while sipping on an amazing selection of Oregon Wines!





Each bedroom at Lobenhaus is fully furnished to provide the utmost comfort and privacy. Each room features its own private bath with heated tile floors and spa quality towels and robes. Free wireless internet is available throughout the building. Sit back and relax on the balconies overlooking vineyards, forests and Millican Creek.

Below: The Elm Suite





Breakfast is served! The rotating menus at Lobenhaus can best be described as Oregon Bounty Breakfasts with delicious and nutritious dishes. Many of the ingredients are grown on site with seasonal additions from local farmers markets.

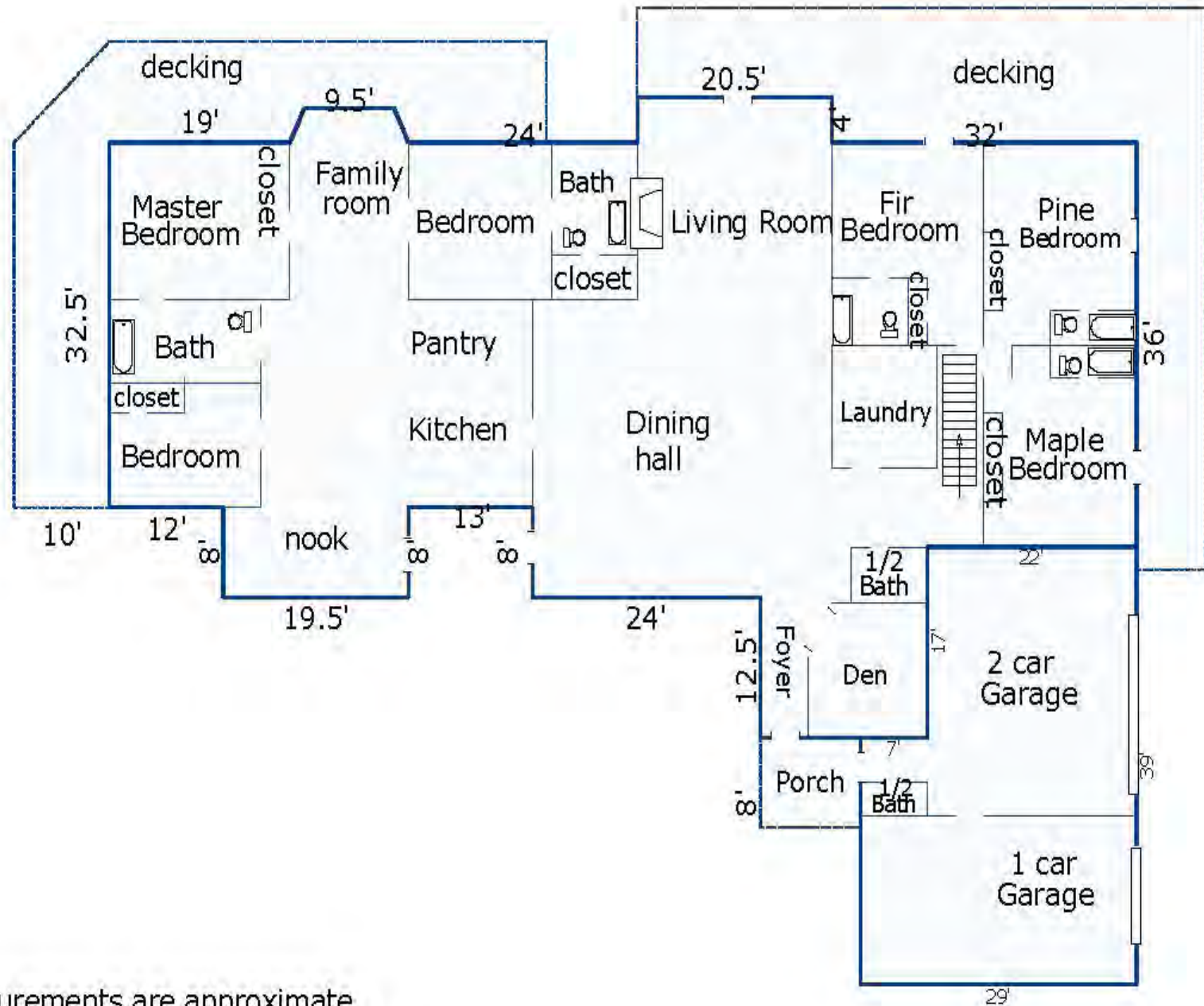
Wake up and smell the coffee!



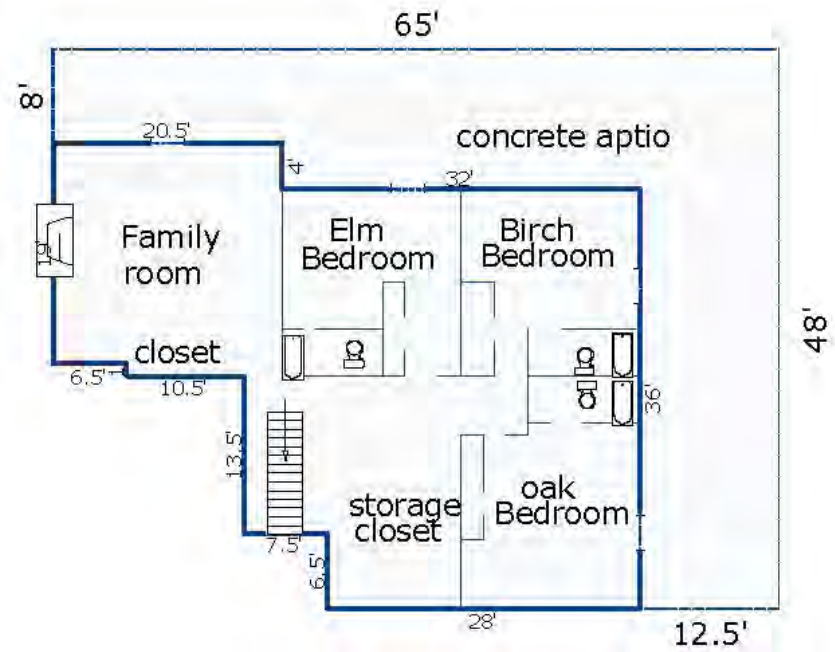
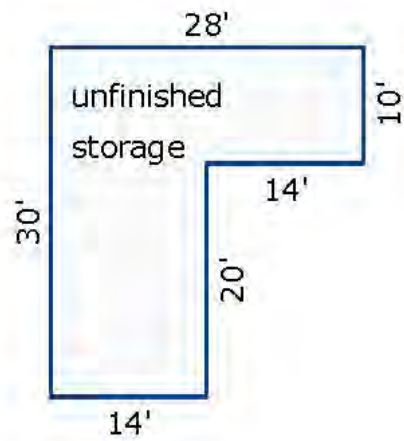
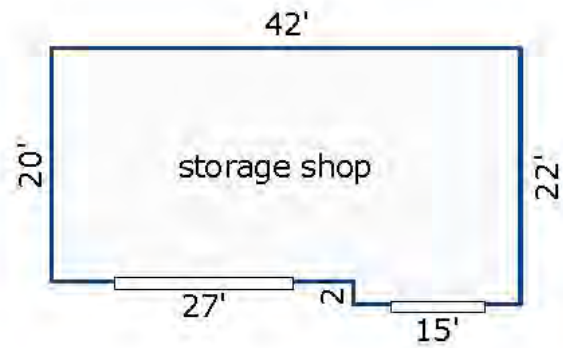








All measurements are approximate



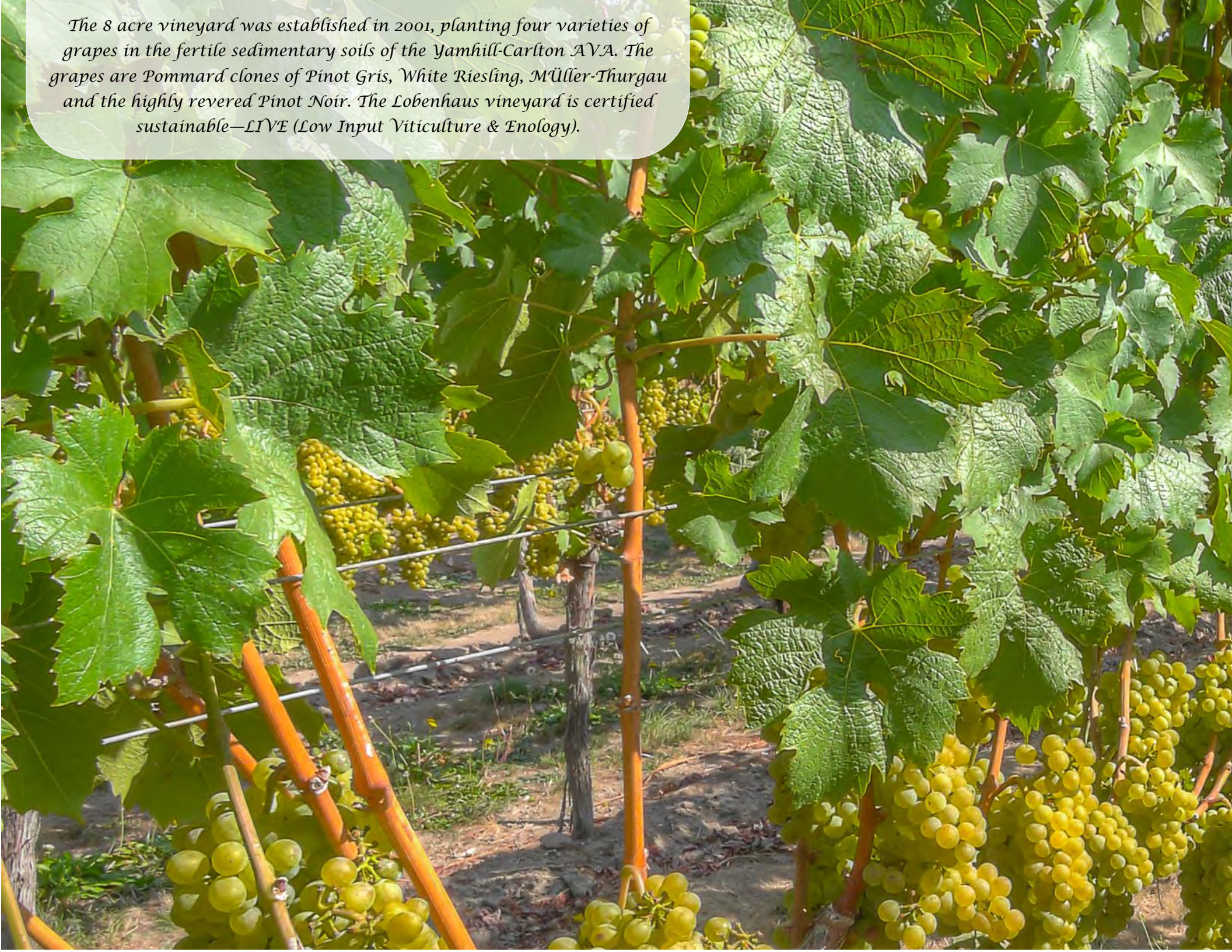
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The Abbey Road Grounds & Vineyard





The 8 acre vineyard was established in 2001, planting four varieties of grapes in the fertile sedimentary soils of the Yamhill-Carlton AVA. The grapes are Pommard clones of Pinot Gris, White Riesling, Müller-Thurgau and the highly revered Pinot Noir. The Lobenhaus vineyard is certified sustainable—LIVE (Low Input Viticulture & Enology).





- ♦ *Müller Thurgau* - G (0.75 Acres)
- ♦ *Pinot Noir* - B/F/C (3.25 Acres)
- ♦ *Pinot Gris* - A (0.75 Acres)
- ♦ *Riesling* - D/E (1.75 Acres)



F - .25 Acres

G - .75 Acres

E - 1 Acre

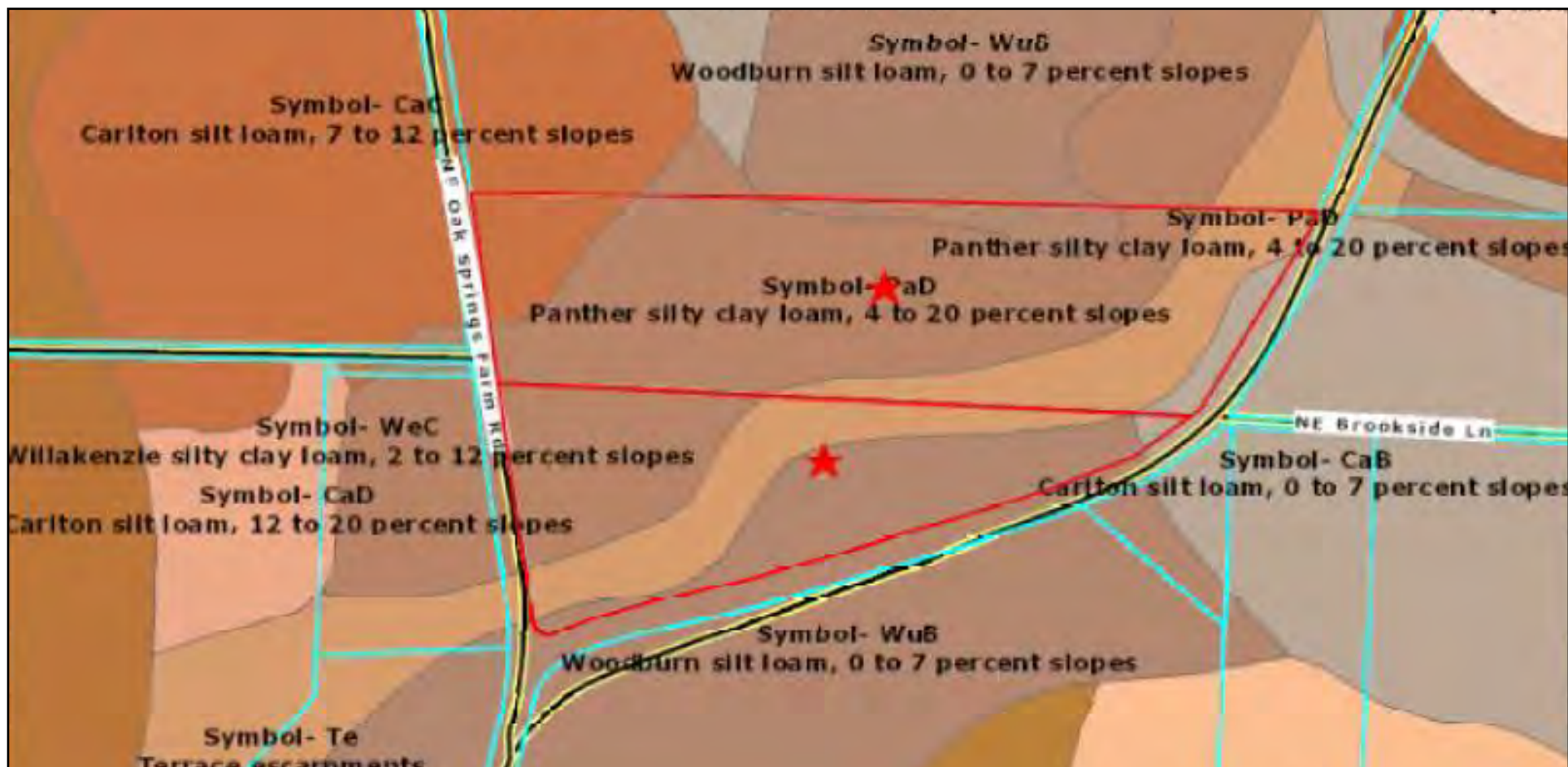
A - .75 Acres

B - 1.5 Acres

C - 1.5 Acres

D - .75
Acres

All lines approximate and should be verified

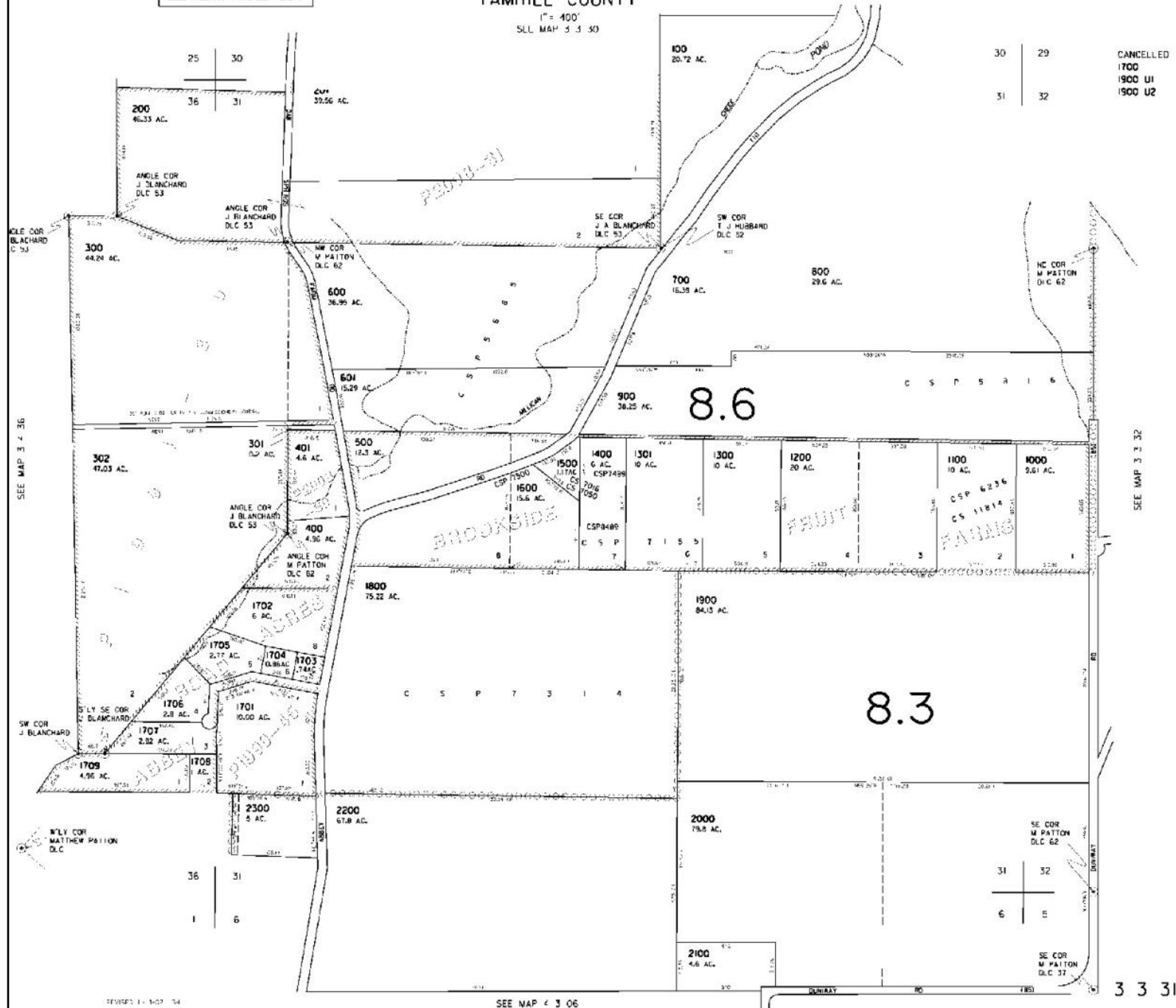




1" = 400'
SLL MAP 5 5 50)

30	29
31	32

CANCELLED
1700
1900 UI
1900 U2







The Possibilities are Limitless!

Abbey Road Winery and Tasting Room???







THE
KELLY
GROUP
REAL ESTATE

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