

PRIVATE CATSKILLS ESTATE
FILM • TELEVISION • PHOTOGRAPHY LOCATION

SOUTH KORTRIGHT, NY
DELAWARE COUNTY

Ashridge Estate

LOCATION SCOUT PACK

A 1,118-acre private estate in the Catskills — one controlled campus that reads as grand historic residence, working farm, institutional hall, waterfront, and wooded backcountry.

FROM **\$7,500** / DAY • LIMITED-ACCESS SHOOTS

PRODUCTION CONTACT

Sai • [\[email_protected\]](#)

(303) 913-9309 • ashridge.estate/scout-pack

SCAN FOR THE
SCOUT PACK



One estate. Every look.

Ashridge plays grand historic residence, country retreat, working farm, institutional campus, private road network, waterside property, or production base camp — without leaving the gate. Multiple distinct looks sit side by side on one controlled estate, connected by private roads.

MANSION

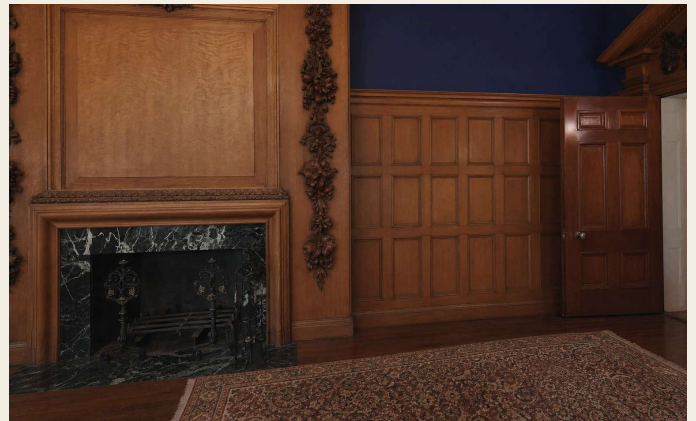
INTERIORS

GALLERY HALL

FARM & BARNS

LAKE & RIVER

WOODS & ROADS



FAST FACTS

LOCATION South Kortright, Delaware County, NY

ACREAGE ~1,118 private acres

MANSION ~30,000 sq ft · 18 bedrooms

BUILDINGS Farmhouse, guest house, gallery hall, barns, outbuildings

LANDSCAPE Lake, river frontage, meadows, pasture, woods, private roads

BEST FOR Features, scripted TV, commercials, editorial, music video

Available on one estate



MANSION EXTERIOR
Columns, formal arrival



FARMHOUSE ENTRY
Stained glass, color-cast light



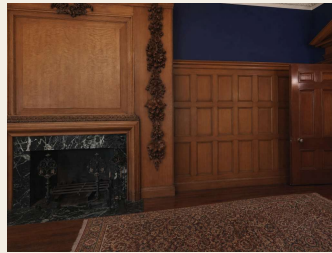
GALLERY HALL
Flexible volume



LIBRARY
Carved oak, paneling



FORMAL GARDENS
Courtyard, statuary



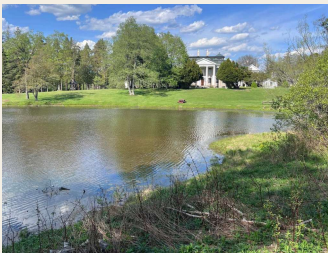
BLUE PARLOR
Saturated walls, marble



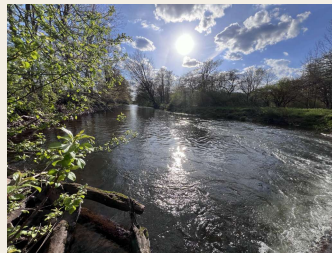
MAIN STAIRCASE
Sweeping run, chandelier



WHITE PARLOR
Bright period room



LAKE
Waterfront below lawns



RIVER
Moving water, edges



BARNs & FARM
Red barns, pasture

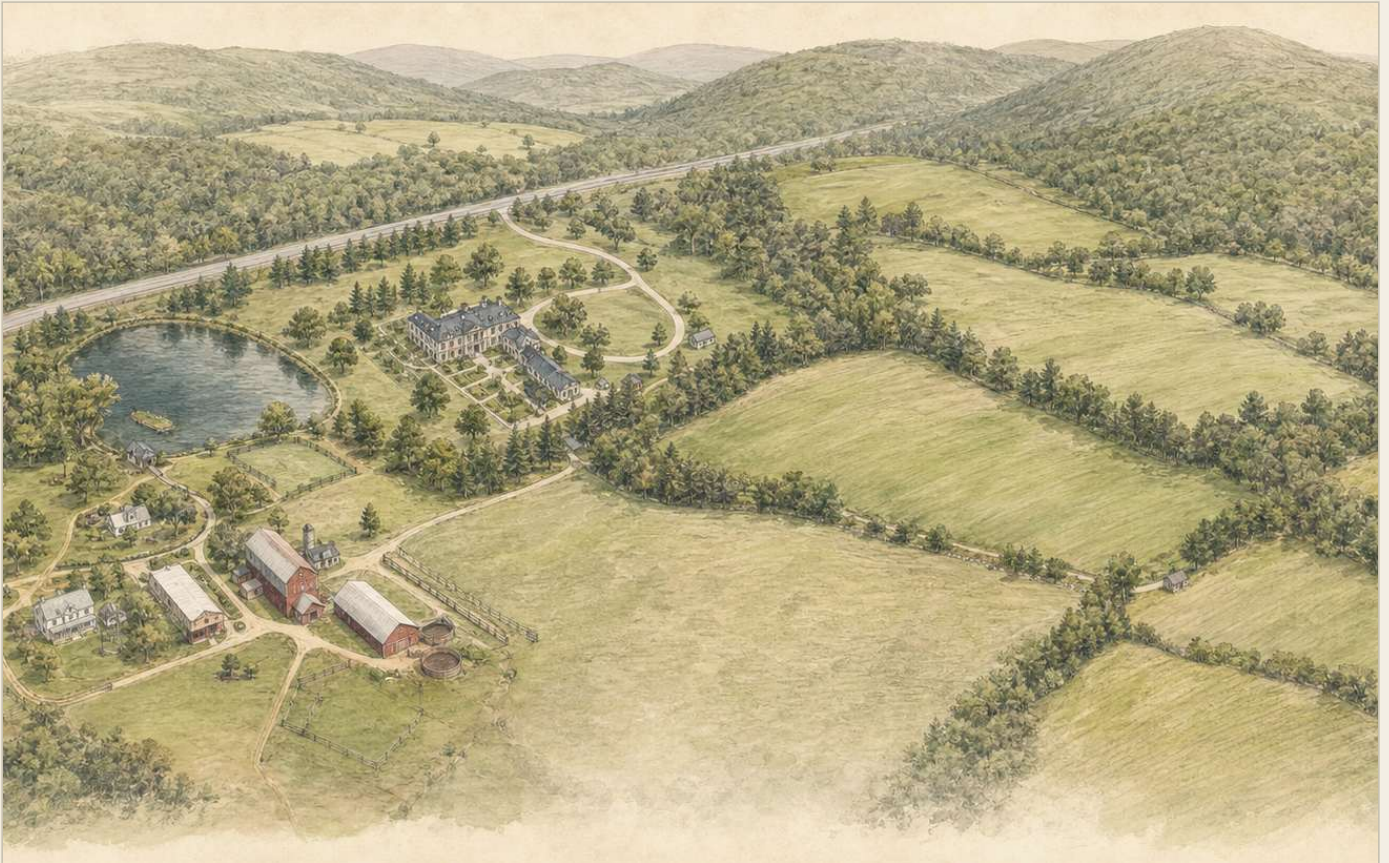


WOODS
Seasonal color, snow

Some images are digitally cleared of artwork, furniture, and personal property not included with production access. Architecture, scale, room color, fixtures, floors, and permanent finishes are represented as accurately as possible.

The estate at a glance

Contiguous, controlled land — stage distinct looks side by side and move crew between them on private estate roads, out of public sight.



- Mansion & formal grounds
- Farmhouse & guest house
- Gallery hall & support buildings
- Pasture & meadow
- Lake & waterfront
- Barns & farm complex
- Private estate roads
- River frontage & woods

Built to support a production

A practical overview for evaluating crew movement, support areas, and on-site infrastructure. Specifics are confirmed by scope at scout.

ACCESS & LOAD-IN

Private estate access for trucks, trailers, and load-in. Routes planned to vehicle count, season, and requested zones.

HOLDING / HMU / WARDROBE

Mansion support rooms, gallery areas, and farm structures for holding, HMU, wardrobe, green room, or production office.

LODGING

Mansion bedrooms, farmhouse, and guest house support select overnight production needs, contracted separately.

WATER & RESTROOMS

Residential water, septic, and restrooms on site. Large crews supplemented with portable units as needed.

PARKING & BASE CAMP

Room for parking and base camp across the campus. Layout set by crew size, vehicles, and ground conditions.

KITCHEN & CATERING

Commercial kitchen plus staff and support kitchens for catering logistics. Confirm appliance readiness in advance.

POWER & GENERATORS

Building power on site. High-draw equipment, tie-ins, lifts, and specialty lighting scoped ahead of the shoot.

WEATHER & GROUND PROTECTION

Ground protection and weather contingency for heavy vehicles, tents, lifts, rain effects, and field access.



Rules, approvals & inquiry

PRIOR WRITTEN APPROVAL

- 01 Certificate of insurance and additional-insured requirements

- 02 Drones, animals, smoke, fire, water effects, pyro, weapons, or stunts

- 03 Night work, amplified sound, road or drive closures, unusual traffic

- 04 Furniture, artwork, fixture, wall, floor, or landscape changes

- 05 Set builds, painting, wet-downs, heavy equipment, lifts, tents, ground impacts

- 06 Access to sensitive areas, detailed floor plans, or exact gate instructions

INCLUDE IN AN INQUIRY

- Project title, company, and production type

- Scout, prep, shoot, and strike dates, plus any hold window

- Requested areas: mansion, gallery hall, farm, barns, lake, woods, roads

- Crew, cast, and vehicle counts, truck types, base-camp needs

- Power, catering, lodging, restrooms, HMU, wardrobe, holding, office

- Special requirements: drones, animals, fire, stunts, night work, wet effects

Share scope and operational details up front and Ashridge can respond quickly with availability, a tailored plan, and the full high-resolution deck.

+10%

FILM TAX CREDIT POTENTIAL

New York State lists Delaware among counties that may qualify eligible productions for an **additional 10% credit on qualified labor** — and potentially all qualified costs when more than 50% of principal photography days are shot there.

PUBLIC DOWNLOADS

One-page scout sheet

Low-res location deck

Estate overview map

Production inquiry checklist

REQUEST-ONLY · VERIFIED

Full high-res deck

Detailed floor plans

Exact address & gate instructions

Utility & base-camp diagrams

NEXT STEP

Schedule a scout or request the full deck.

Sai · [\[email protected\]](#)

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SCAN TO BEGIN

Eligibility varies by project type, budget, schedule, and state rules; confirm with your production accountant and New York State. Tax-credit source: Empire State Development, New York State Film Tax Credit Program (Production), accessed June 17, 2026. This document is informational and does not determine eligibility or substitute for legal, tax, or production-accounting advice.