

In Business in Since 1979

HISTORIC NEW HAMPSHIRE BED & BREAKFAST INN FOR SALE

27 Route 25

Plymouth, NH 03264

**5 STAR REVIEWS
AND RATINGS &
RECOMMENDED BY
TRIP ADVISOR**

Federal House Inn Historic Bed & Breakfast

**FIVE GUEST ROOMS WITH
PRIVATE BATHS AND
SEPARATE BUT ATTACHED
OWNERS QUARTERS**

PROFITABLE AND TURNKEY

Federal House Inn has been lovingly restored over the past decade with numerous upgrades made between 2007 and 2010 including new kitchen, baths and work done on all major structural and system aspects of the property as well as new landscaping.

The Inn itself includes Five Bedrooms with Private Baths, a Large Dining Room and a Library complete with wood stoves (one antique). The Dining Room looks out onto a small brick patio where guests enjoy the 8 person hot tub under the stars!

Two acres and your very own spring fed Brook and Well complete the idyllic setting where, if you're very lucky, you might catch a glimpse of the local wildlife including white owls, wild turkeys, deer and moose.

Located on the exact Border between the White Mountains and Lakes Regions in Northern New Hampshire



Located on the old stagecoach route that ran from Montreal to Concord

This **FOUR SEASON** property serves the areas tourist, summer camp, academic and business community on over two conveniently located acres.



FEDERAL HOUSE INN HISTORIC B & B



2007-8 growth of and steady cash flow over past 3 years.
Long established turnkey business with diverse client base for sale.

PREVIOUSLY OFFERED AT \$575,000

SELLING TO THE HIGHEST BIDDER ABOVE JUST \$275,000.

- Profitable, with high ADR and growing Gross Income.
- Financials available upon signing of NDA
- B & B alone is 3500 sq.ft.
- Owners Quarters is separate but attached with 1700 sq. ft., 2 Bd 1 1/2 Ba, Kitchen, Laundry Rm, 2 Offices, Living Rm, Dining Rm, 4-season Sunroom, Deck, Full Basement and Storage.

Plymouth, NH offers an unusually diverse setting. As host to Plymouth State University and the prestigious Holderness Prep School, and with its close proximity to over a dozen Summer Camps and Lakes, Plymouth offers more goods and services than many other rural communities in Northern New Hampshire. You will also enjoy diverse sources of clients as you draw from not only the local Tourism but the Academic, Special Events, Seasonal and Business communities.



FOR PROPERTY INFORMATION PACKAGE & ALL TERMS OF SALE ,
please go to <http://www.paulmcinnis.com/auctions/federal-house-inn-plymouth-nh/>