



THE MAINE INN TEAM
SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES



125 SOUTH STREET, BLUE HILL, MAINE 04614



OFFERED AT \$1,600,000

A Brief History of

Barncastle

On the National Registry of Historic Places

The first house built on the site was that of Holts, one of two families credited with founding the town of Blue Hill. Constructed in 1830, the house was lost to a fire in 1835. A Cape-style house was built in the same location several years later and would become the birthplace of Effie Ober. The Obers were descendants of Joseph & Eliza Wood, the other family known to have first settled in Blue Hill.

Effie Ober grew up in Blue Hill, and then followed her passion for music and theater to the city of Boston. She began a career as a theatrical agent and subsequently founded the Ideal Opera Company in 1879 for the specific purpose of putting on a production of "H.M.S. Pinafore" in Boston. It was such a success that they decided to continue and took the production to theaters across the country. They became known as "The Bostonians" and continued to draw acclaim for years to come.

In 1884, Effie began an extensive remodeling of the Ober homestead, turning the cape-style home into a shingle-style victorian summer cottage. That same year, while in Cleveland on a break from touring with the Bostonians, she met her future husband Virgil P. Kline. Virgil had successfully defended the small oil refinery of Teagle and Schurmer from takeover by the Standard Oil monopoly, making it the only refinery to so survive. Impressed, John D. Rockefeller offered him a job as his lead counsel. Virgil also served as an advisor to President Garfield.



Effie and Virgil were married in Blue Hill in 1888. The remodeled summer cottage was named "Ideal Lodge" and was listed on the Social Register as the Kline's summer residence.

Ideal Lodge was designed by Effie's childhood friend George Clough, a Blue Hill native and, at the time, the official City Architect of Boston. Clough's design for the home was derived from notable buildings of his more famous contemporaries: the massing of the main block was based on a cottage by W.R. Emerson and the landmark arch-and-turret link between the kitchen and carriage barn strongly recalls familiar works by McKim, Mead and White at Narragansett Pier and Mamaroneck. Clough also designed the Blue Hill Town Hall, the original George Stevens Academy house (now the American Legion Hall on Main Street in Blue Hill) and the Baptist Church in Penobscot, Maine.

The property has changed hands several times over the years. A few of its incarnations include:

- Summer home of the Stetson Family, legendary hat makers.
- Home of the Countess of Eulalia (Santa Eulalia is located on the Isla de Ibiza off the coast of Spain and was then the wealthiest town in all of Spain)
- A Lincoln dealership, with a five-car showroom in the barn.
- Year-round home to president Garfield's grandson and family in the 1960's. It was dubbed "Barncastle" by President Garfield's great-granddaughter.
- A marriage counseling retreat in the 1970's.
- A community-run haunted house at Halloween during the 80's.
- A bed and breakfast in the 1980's and early 90's called Arcady Down East.

Today, the property is home to Barncastle Hotel & Bar, with 5 guest rooms and suites, a popular local pub and an event center that hosts weekly summer concerts, weddings and other special occasions.







Barncastle Hotel is a classic shingle style cottage with rounded windows, turrets and grandeur with stunning architectural details inside and out. There are high ceilings with a hand painted sky, tall chandeliers, and exterior design elements such as trimmed and painted bay windows flanked with columns, and decorated stairway columns similar to the Greek 'Iconic' style are carried throughout the interior. A wood burning brick fireplace with a dark mantel matches the beautiful dark mahogany wood throughout. Welcoming guests with the WOW factor is certainly effortless with this inn!

There was first a small home on the site, built in 1830 by town founders Jedediah Holt and family. This building was damaged in an 1835 fire, and rebuilt as a small cape-style residence circa 1840. In 1884, Effie Ober Kline, granddaughter of the Holts, built what we see today on top of the original cape home. The beams visible in the ceiling of Room 1, as well as the window sash, are original to the 1840 cape, sentimentally preserved and incorporated by Effie.







PROPERTY DATA & INTERESTING FACTS

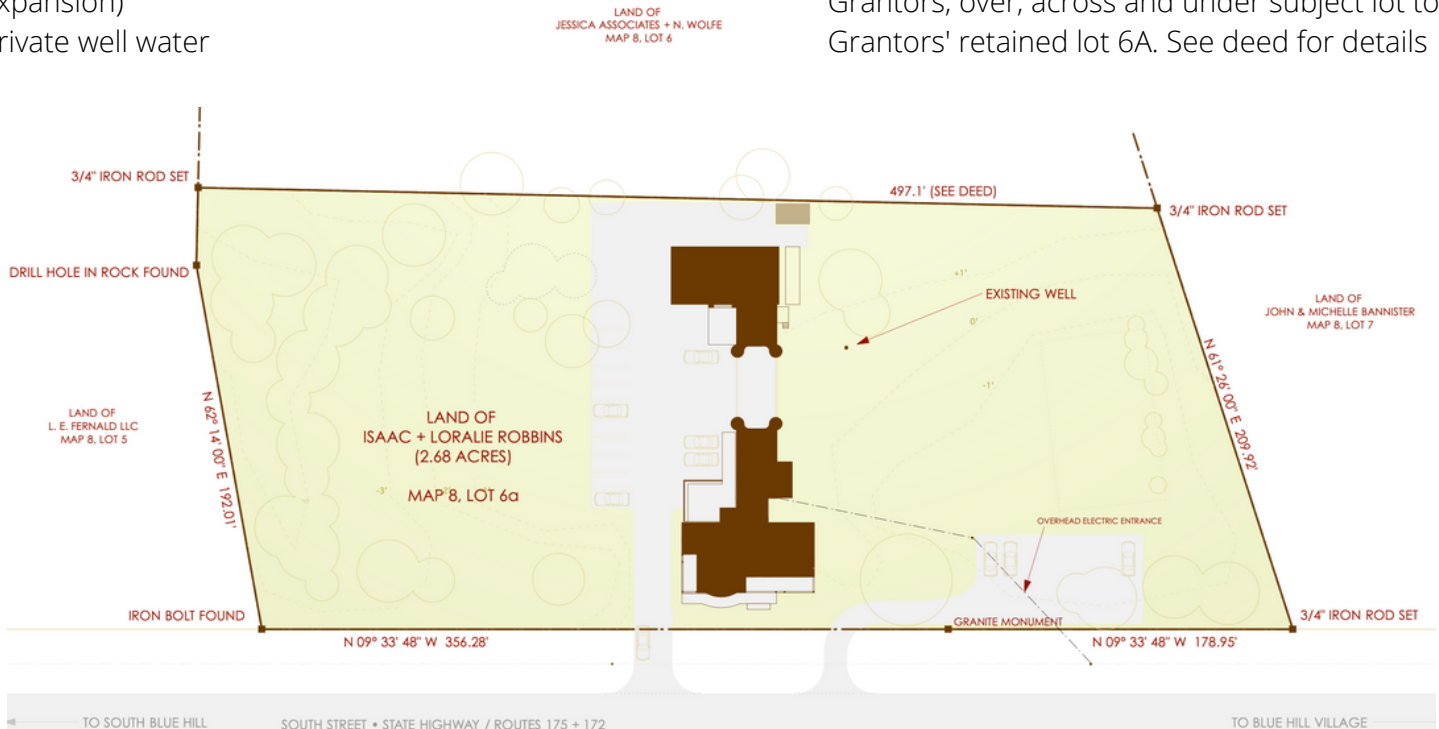
- Built in 1884 and is on the National Register of Historic Places.
- Became a bed and breakfast in the 1980s named Arcady Down East
- Lot size: 2.68 acres
- Square footage 8,970: main building 6,768sf; barn and billiard room 2,202sf main floor plus 1,140sf unfinished upstairs; covered porch and canopy seating 1,087sf; dining deck 496sf; barn deck 144sf
- Exterior: wood shingles; roof: composition shingle
- 5 guest rooms with private baths in the inn; 2 public restrooms on the first floor for the restaurant and 1 in the barn
- One of the private baths includes the first bathtub in Blue Hill, made of solid cast iron which took 10 men to carry it to the 2nd floor. It is a focal point of the bath in room 5
- Common areas include grand foyer/reception, breakfast room/multipurpose space, dining room, bar and pub dining, enclosed porch dining, and large grand parlor with fireplace that is currently the retail shop
- Large renovated barn includes a stage with sound system, wet bar, public restroom and unfinished space upstairs, with plumbing rough-in for future expansion; and billiard room
- Outdoor space includes a seating area outside the barn and seating beneath the unique 'castle canopy' (arch and turret link between the carriage barn and main house)
- Total seating capacity 125
- Floors are hardwood, carpet, tile, vinyl and laminate



PROPERTY DATA & INTERESTING FACTS

- 4 working fireplaces - 3 in the common areas and 1 in a guest room
- A very clean and organized commercial kitchen with 6 burner Southend stove, Ansul hood system, pizza oven, walk-in cooler, ice machine
- Laundry in the basement, all done in-house
- Licensed for 125 restaurant seats
- Licensed for 25 rooms, currently there are only 5 but approved for an additional 20 on the property
- Public sewer, plus an additional stub out (for expansion)
- Private well water

- A/C units, and heat pumps; Heat - oil fired baseboard, direct vent furnace, direct vent propane heater (Billiard)
- Hot Water: on demand propane; electric; and off heating system
- Fire sprinkler system
- Onsite parking for ~45 cars on gravel/grass area
- 2022 real estate taxes \$8,436
- Warranty Deed Book 4719 Page 325 Hancock County Register of Deeds; includes 50 foot ROW to Grantors, over, across and under subject lot to the Grantors' retained lot 6A. See deed for details



THE CASTLE BAR AND RESTAURANT AND THE BARN VENUE

Barncastle features a full bar with light pub fare, Monday through Friday, 4pm to 8pm or later. The atmosphere is lively and the dress is casual. The restaurant seats 125 (inside/out). There are several dining areas. A warm, cozy dining room with a fireplace, a bar with pub tables, the porch dining area, a deck with umbrella tables and bar height tables under the 'castle canopy' outside, a magical experience in and of itself! Choose based on your mood!











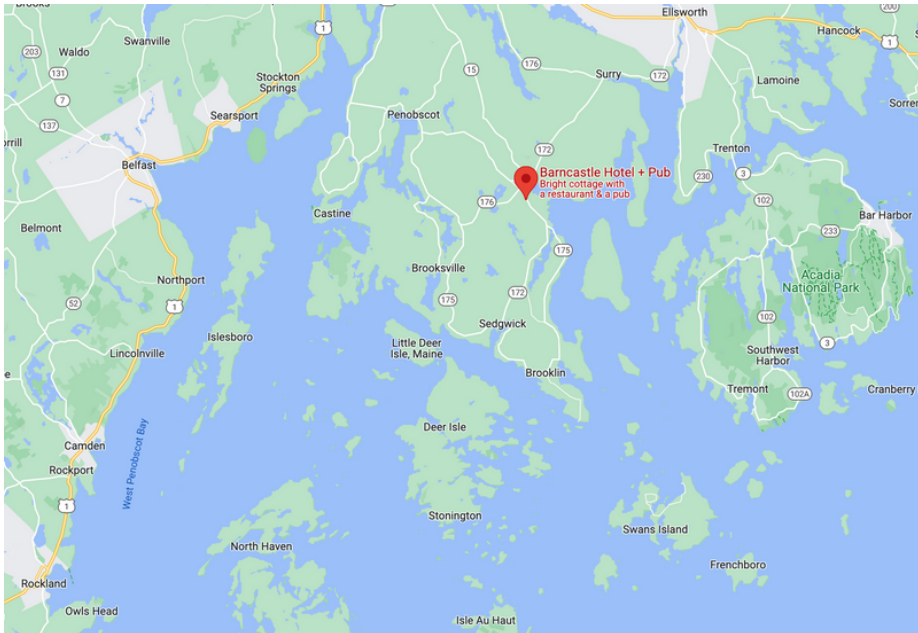
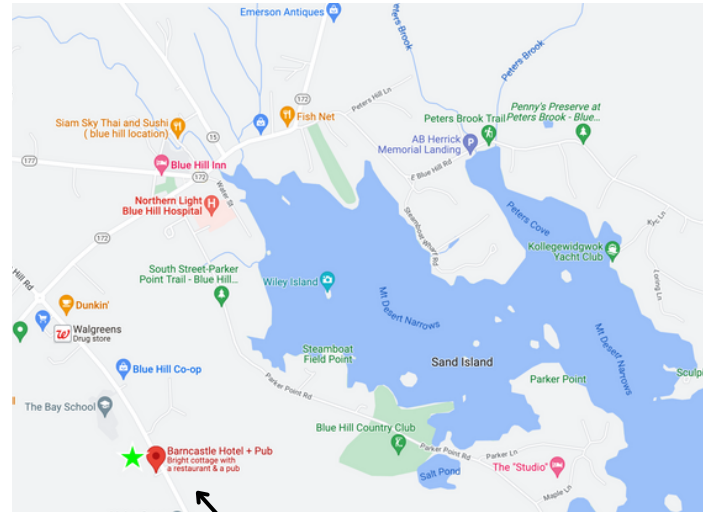


Spacious and very organized kitchen with 6 burner stove, Ansul hood and built-in pizza oven. And located off the kitchen, cutting and washing home grown herbs and veggies is easy with the outdoor sink!

LOCATION

Barncastle Hotel is located:

- 4.25 hours from Boston
- 2.5 hours from Portland
- 1 hour from Camden
- 50 minutes from Bar Harbor
- 50 minutes from Bangor
- 45 minutes from Belfast
- 30 minutes from Stonington
- 25 minutes from Deer Isle
- 20 minutes from Ellsworth
- 1 mile from downtown Blue Hill



BARNCASTLE HOTEL

BLUEHILL, MAINE



ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

ADDITIONAL PHOTOS

INVENTORY OF PERSONAL PROPERTY

SELLER'S PROPERTY DISCLOSURES

OFFERED AT \$1,600,000

For more information or to schedule a showing contact Dana Moos 207.266.5604

dana.moos@swanagency.com

FINANCIAL STATEMENTS PROVIDED TO QUALIFIED BUYER WITH SIGNED NON-DISCLOSURE AGREEMENT

POTENTIAL 6TH GUEST SUITE OR OWNER'S SUITE

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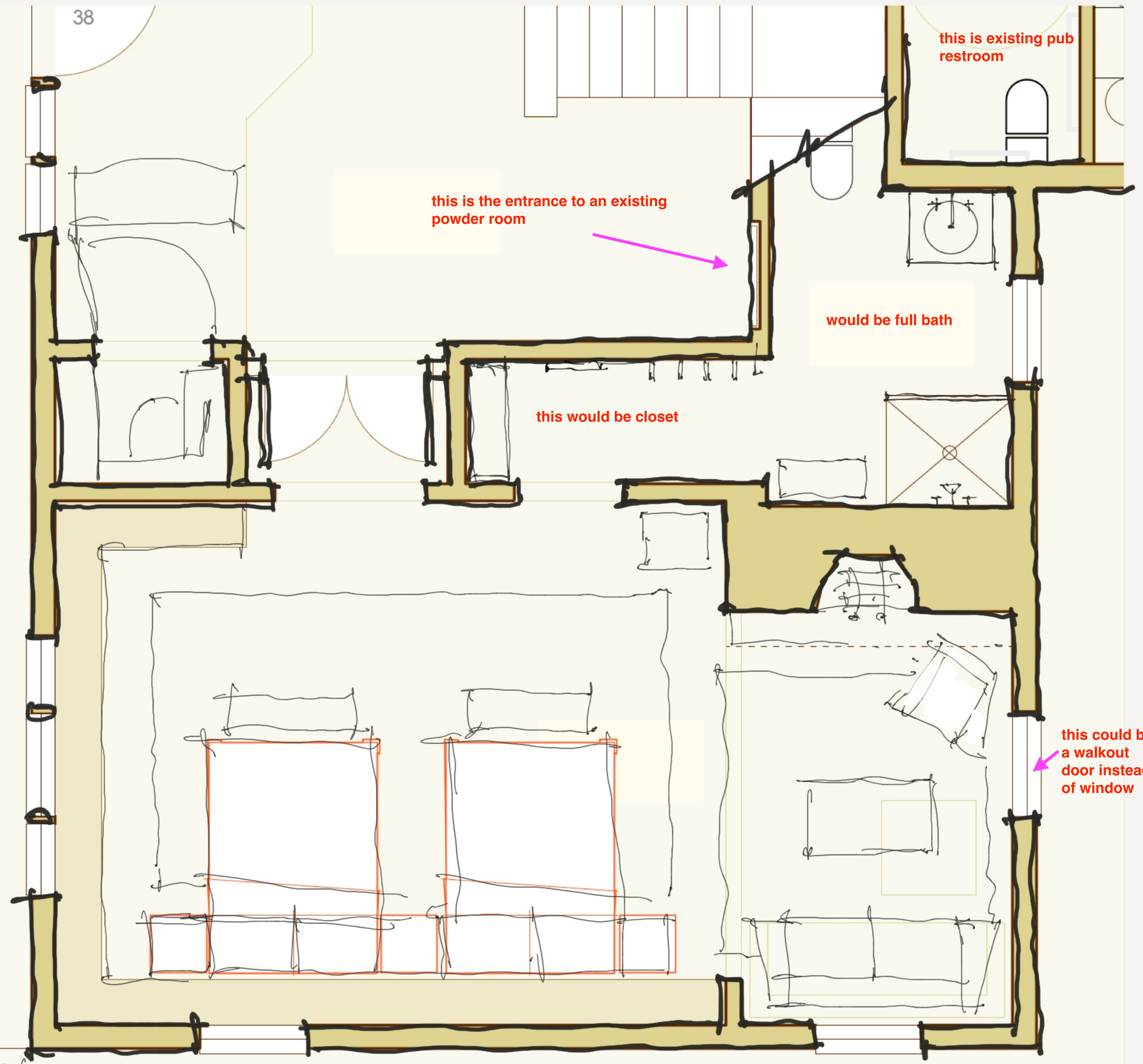
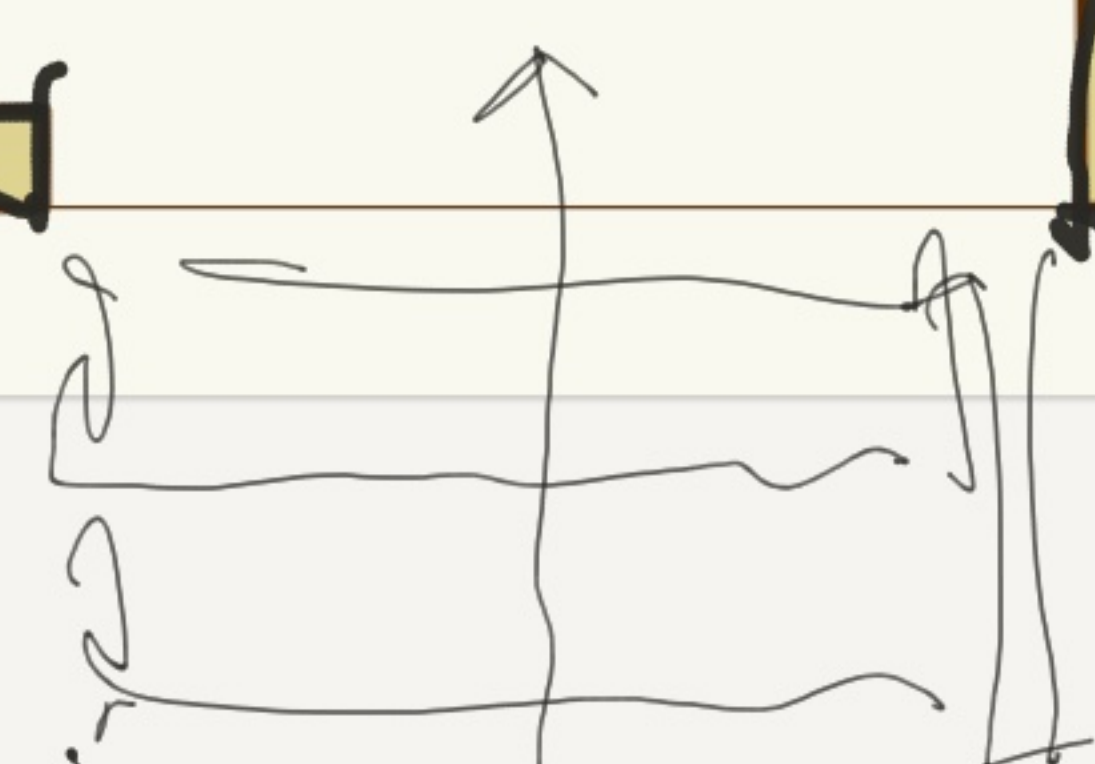
this is the entrance to an existing powder room

this is existing pub restroom

would be full bath

this would be closet

this could be a walkout door instead of window



this space, front to back, this is the breakfast room and would make an ideal first floor OQ as it also backs to the office and could have a door to the exterior from the side or back in place of a window





this would be the entrance to the bathroom

Back of the inn



front of the inn

entry off
the foyer

BARNCASTLE - MISC. EQUIPMENT TO BE CONVEYED

OFFICE AND DINING:

- 21" Apple iMac
- Brother Laser Printer
- 6 speaker multi-room audio system with iPad controller
- 5 camera Yi security system

KITCHEN:

- Wood-fired Pizza Oven - 60" interior floor radius
- 6-Burner Imperial Stainless Range, good condition
- Stainless Range Hood w/ up-blast ventilation system & fire suppression system
- 72" pizza prep refrigeration, new in 2020
- Hobart 30 quart upright mixer
- Dish Sanitizer - Jackson Conserver XL
- 48" chest freezer
- Upright Freezer
- True 4 door Refrigerator
- True Glass Door Refrigerator
- 80sf walk in cooler

BAR:

- 60" Beverage cooler
- Pint Glass chiller
- Glycol-based 12 Tap-line cooling system (new in '21)
- Soda dispenser system

PANTRY:

- Commercial Coffee Maker
- Under-counter refrigerators

BARN BAR:

- 72" beverage cooler
- 2-tap kegerator

BARN VENUE SOUND & LIGHTS:

- (2) JBL PRX350 Powered Speakers
- Mackie 16 Channel Mixing Board
- 16 channel 100' audio snake
- 16 DMX light fixtures with iPad controller

Public Detail Report

MLS #: 1542960

County: Hancock

List Price: \$1,600,000

Status: Active

Property Type: Commercial

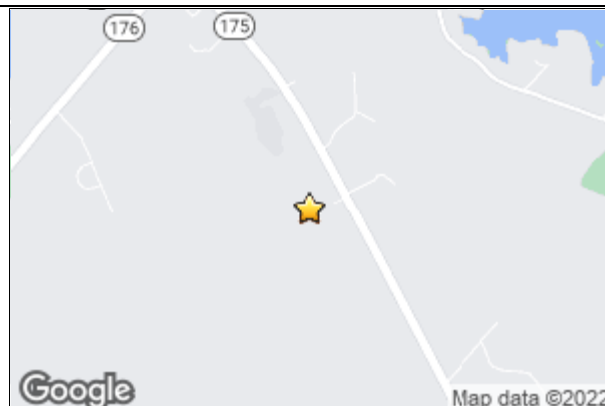
Original List Price: \$1,600,000

Directions: Route 1 to route 15 south, to right on Hinckley Ridge to straight/slight right on Beech Hill Road. At the traffic circle, take a right on Route 172S/175S and the Inn sits on the right, a half a mile from the circle.



**125 South Street
Blue Hill, ME 04614-6112**

**List Price: \$1,600,000
MLS#: 1542960**



General Information

Year Built +/-: 1884

Lot Size Acres +/-: 2.68

Sqft Fin Total +/-: 8,970

Sub-Type: General Commercial

Land Information

Leased Land: No

Surveyed: Yes

Lot Size Acres +/-: 2.68

Zoning: Residential Growth

Zoning Overlay: No

Bank Owned: No

REO:

Interior Information

Total SqFt: 8,970

Total # Floors: 2

Year Built +/-: 1884

Year Renovated +/-: 2021

Property Features

Utilities:	Utilities On: Yes	Basement:	Crawl Space; Sump Pump	Heat System:	Baseboard; Blowers;
Building:	Cable; Internet Access Available;	Construction:	Wood Frame		Direct Vent Furnace;
Features:	Storage	Foundation:	Gravel/Pad; Poured Concrete;		Direct Vent Heater; Heat
Parking:	21+ Spaces; Gravel; On Site	Materials:	Stone		Pump; Multi-Zones
Location:	Business District	Exterior:	Shingle Siding	Heat Fuel:	Oil; Propane
Electric:	Circuit Breakers			Water:	Private; Well Existing on
Gas:	Bottled				Site
				Sewer:	Public Sewer
				Accessibility Amenities:	Ramped Main Level

Tax/Deed Information

Book/Page/Deed: 4719/325/All

Full Tax Amt/Yr: \$8,435/ 2022

Map/Block/Lot: 008//006

Deed/Conveyance Type: Quit Claim

Tax ID: BLUE-000008-000000-000006

Offered: w/Covenant

Deed Restrictions: Yes

Remarks

Remarks: This 1884 Shingle-style Victorian, known as The Barncastle Hotel & Pub, sits on 2.68 acres with more than 9,000 sf. Schools, stores, restaurants, fitness center with pool, health food co-op and cafe are nearby. Currently a boutique hotel with 5 guest rooms and suites, lots of common area and a popular 75 seat restaurant, and listed on the National Register of Historic Places, the home was designed by Boston architect and Blue Hill native George Clough. It features an onion dome turret, eyebrow window and covered archway framed by two pairs of turrets. The main building has a central hall with 16' ceilings and split staircase with mezzanine. The 1st floor includes a grand foyer, gift shop, dining room and large library all with working fireplaces. A 3-season sun porch, large deck with adjoining bar, 2 restrooms and commercial kitchen with wood-fired oven also occupy the 1st floor. The barn has recently been restored and is currently used as a summer event space for 100-120 guests, with sliding barn doors opening to an outdoor deck and courtyard. The barn is well-equipped with performance stage, sound and light systems, event bar, a restroom and heated billiard room. The 2nd floor barn space has high ceilings and loft and could be renovated for additional event seating and/or an owner's apartment. The property offers further room for expansion: additional rooms, cottages, spa, or pool would all be possible. Lots of potential!

LO: Swan Agency Real Estate

Listing provided courtesy of:



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Prepared by Dana Moos on Tuesday, September 13, 2022 3:43 PM.