

# Federal House Inn Historic Bed & Breakfast

## Plymouth, NH

### Property Details



---

2008  
Gross Income: \$80,000  
ADR: \$161  
Occupancy: 23.1%

---

The property is a Federal-style structure of brick construction built in 1835 by a local family named Adams. The property remained in the Adams and Cummings families until the 1960's when it was sold to be renovated as a private residence. By 1979, it was purchased and renovated further by the first B & B owner. Many original features remain and a history of the occupants, including pictures dating back to the 1840's remains as well.

The property sits on 2.1 acres and is bordered by a brook known as Adams' Brook that is fed by a deep aquifer spring; the same spring that feeds the property's artesian well. A parking lot that holds 7-8 cars and a lower gravel area that serves travelers with trailers in tow allows for plenty of parking.

The property is advantageously located on a well-traveled route between I-91 and I-93. Visibility to the road couldn't be better and the Inn benefits from this in all seasons.

The house has 3 floors. The first floor has an entry hallway, front to back Dining room with antique stove circa 1870 in excellent working condition that seats 14-18 with a couch by the stove and a Library with wood stove, TV, DVD and VHS player, a Sohmer piano, many books, games and videos as well as a crystal chess set. There is WiFi throughout the house.

The second floor has 3 bedrooms and 3 bathrooms. All second floor bedrooms have original fireplaces with electric stove inserts. The bedrooms have queen sized beds with thick pillow top mattresses, down comforters and/or blankets depending on the season and both feather and poly-fill pillows. There is a small writing table and chairs in each as well. Original floors and woodwork are throughout. The largest (Doris's Wedding Suite) has an original antique claw-foot tub.

The third floor has 2 large bedrooms and 2 baths. These rooms are not typical attic rooms with low ceilings but were built to be used as rooms from the start. They both feature huge picture windows that look out onto the back acreage including the woods, gardens and brook. The floors are antique and the rooms are outfitted with the same amenities as the second floor rooms.

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



**Structural Details:****B&B/Old House - built 1835**

Brick Construction; granite block foundation

No basement but has crawl-space and first floor original root cellar that serves as Utility Room

Oil and Electric Heat

Marathon Hot Water Heater - 50 gallon (new 2008)

Electrical inspected and some upgrades (2008)

Artesian Well Water - excellent annual test reports/no treatment system required

Air Conditioning - not required on first floor due to side of house being built into embankment; second and third floors served by window units in each guest room.

Cable TV in Library; WiFi throughout on two networks

Four fireplaces and two wood stoves inspected 2007

Roof (new in 2008) of 40 year asphalt with metal perimeter to prevent ice damming

Brick Patio off Dining Room with 8-person Tiger River Spas Hot Tub in excellent condition/new cover

**Residence - built 1970's**

Modern clapboard construction with concrete poured foundation

Full basement with lots of storage areas

Oil and Electric Heat (new boiler 2008)

Marathon Hot Water Heater - 50 gallon (new 2008)

Some electrical upgrades 2008

Artesian Well Water - excellent annual test reports/no treatment system required

Air Conditioning - window units

Cable TV/Internet; WiFi throughout

Large fireplace in living room inspected 2007

Roof (new in 2008) of 40 year asphalt with metal perimeter to prevent ice damming/rubber roofing and wire heaters installed on flat roof over kitchen

First Floor: New Kitchen (2007), Full sized Living and Dining Rooms, Large Sun/Family Room (4 season). 1 Bedroom and small Office, B & B Office and Laundry Area, 1/2 bath

Second Floor: Linens Storage (for B & B), small loft, large Master Bedroom and Master bath (new 2007)

Deck off Dining Room privacy screen

**Property Details:**

2.1 Acres mixed wooded and cleared

Brook primarily runs on property

Not determined to be in a flood zone

Bluestone parking lot (new 2008) and lower, unfinished gravel lot

Septic approved for 7 bedrooms; inspected 2007, 2009.

Antique Carriage and Sleigh used decoratively in garden

Garden house in backyard, once a chicken coop, now used for storage of yard equipment

Zoned Agricultural

On main route between I-91 and I-93

Convenient to goods and services within a 4 mile radius

On the border between the White Mountains and Lakes Regions of Grafton County in Northern New Hampshire

2008 Property Taxes: \$8322 (includes entire property)