

BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

Pleasant View Bed & Breakfast

22 Hemphill Road, Bristol, NH 03222

Exclusively Represented By:

Mitch Hamel
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OFFERING MEMORANDUM

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Property Information

Section 1

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Property Description

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Property Description

A rare opportunity to own a piece of New Hampshire history while continuing a successful hospitality tradition in the heart of the Newfound Lake Region. Pleasant View Bed & Breakfast is a historic Colonial dating to 1832, set on 9.3 acres in the scenic town of Bristol. Built by local blacksmith Edmund Brown and later passed through generations of the Brown family, the property has a remarkable history of welcoming guests that dates back to around 1900. Once a working farm and boarding house, Pleasant View evolved into a bed and breakfast in the late 1980s and has continued to welcome visitors ever since. Today, the inn offers 5,108 square feet of living space with 6 bedrooms and 8 baths, combining historic character with thoughtful updates and modern amenities. Current owners have made extensive improvements over the years, including more than 90% new windows, replacement of nearly all roofs, new vinyl siding, a farmer's porch, mature perennial gardens, an extensive vegetable garden, an above-ground pool, and a Hot Springs hot tub. The property also features a 24-seat, one-barrel brewpub opened in 2021, adding another unique dimension to the existing hospitality operation. The inn's rooms blend historic charm with modern comfort, while guests enjoy homemade breakfasts and peaceful surroundings in the Newfound Lake Region. With a proven history as a destination for overnight guests, established amenities, expansive grounds, and a location surrounded by mountains, lakes, and four-season recreation, Pleasant View offers an exceptional opportunity for an owner-operator, hospitality entrepreneur, or buyer looking for a distinctive New Hampshire property with income potential. Separate residence for owner occupied privacy is also included.Continue the legacy, expand the existing business, or make this extraordinary property your own.
NDA required for financial disclosure documents.

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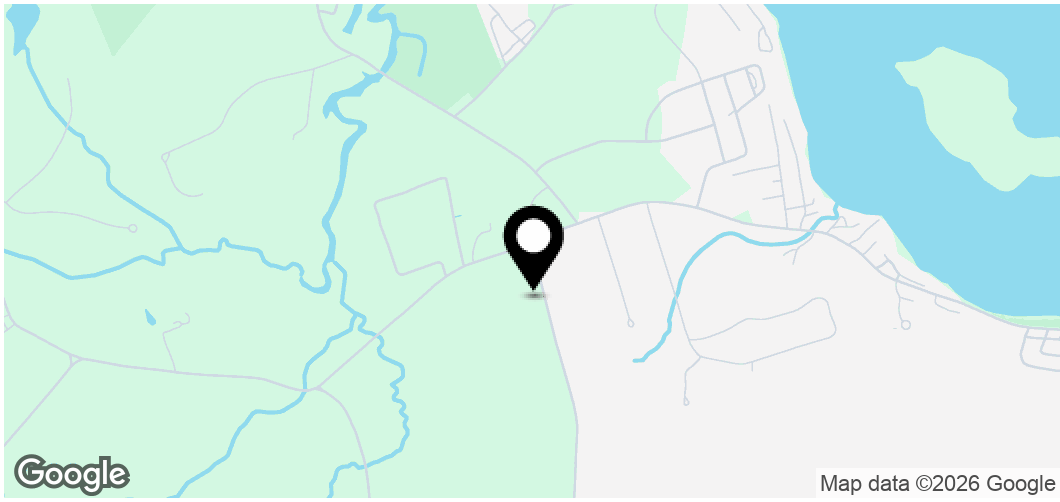
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Executive Summary

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Offering Summary

Price	$3,100,000
Site Size	9.3 Acres

Location Overview

Historic bed and breakfast property in the scenic Newfound Lake Region of Bristol, New Hampshire, set on 9.3 acres with strong hospitality appeal.

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Complete Highlights

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Property Highlights

- Historic Colonial hospitality property dating to 1832
- 5,108 SF full-service hospitality building
- Set on 9.3 acres
- Established bed and breakfast operation
- Six bedrooms and eight baths
- Separate owner's residence for added privacy
- 24-seat, one-barrel brewpub opened in 2021
- More than 90% new windows
- Nearly all roofs replaced
- New vinyl siding and farmer's porch
- Mature perennial gardens and extensive vegetable garden
- Above-ground pool and Hot Springs hot tub
- Zoned R
- Longstanding guest tradition dating back to around 1900

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Additional Photos

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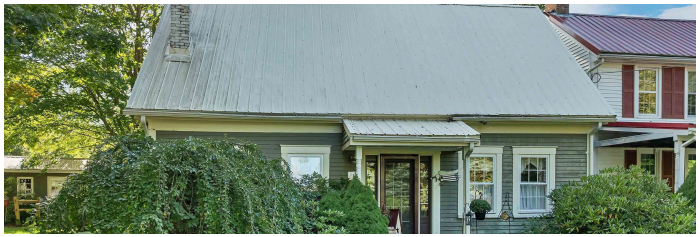











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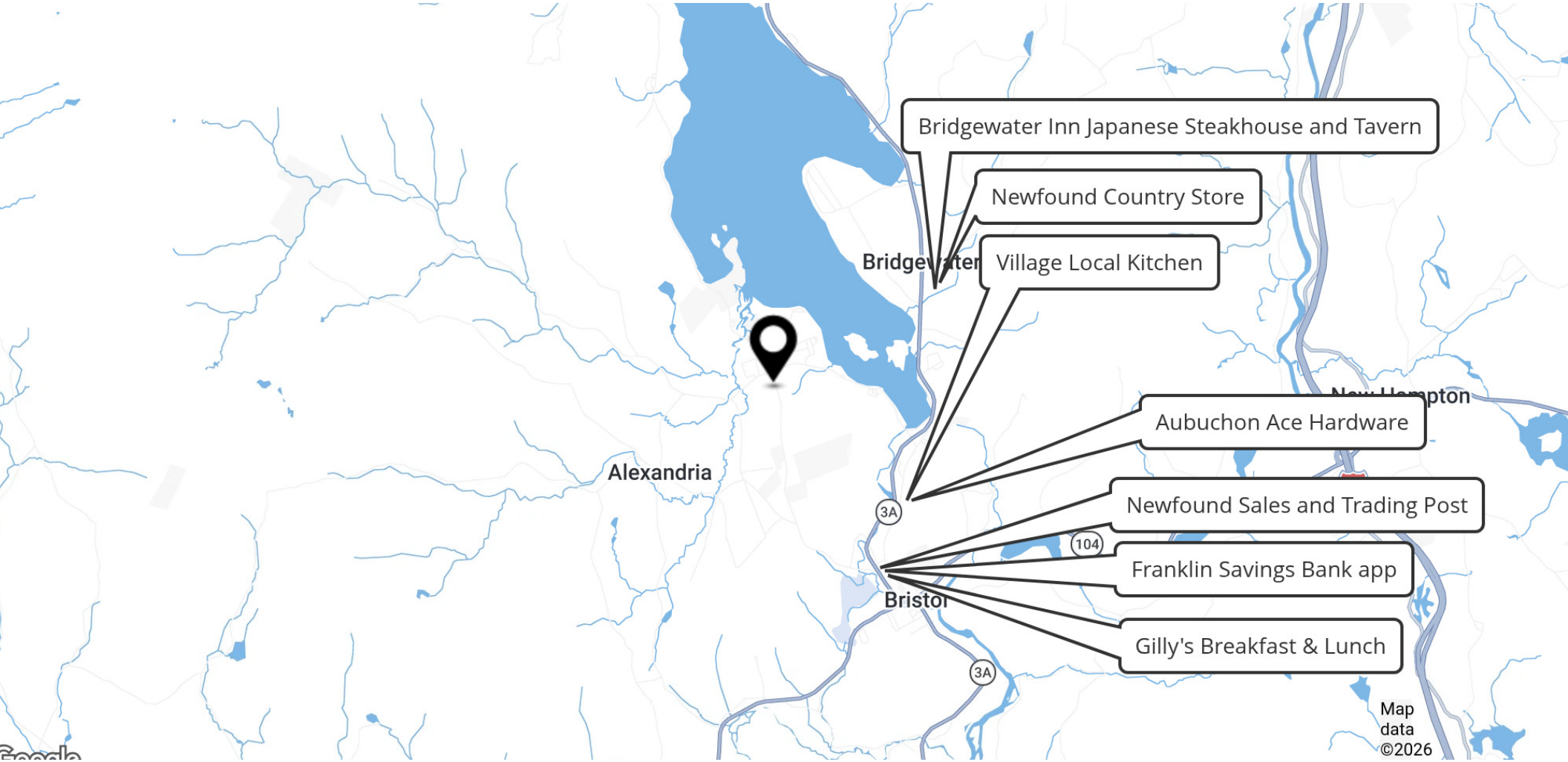
Location Information

Section 2

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Retailer Map

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Regional Map

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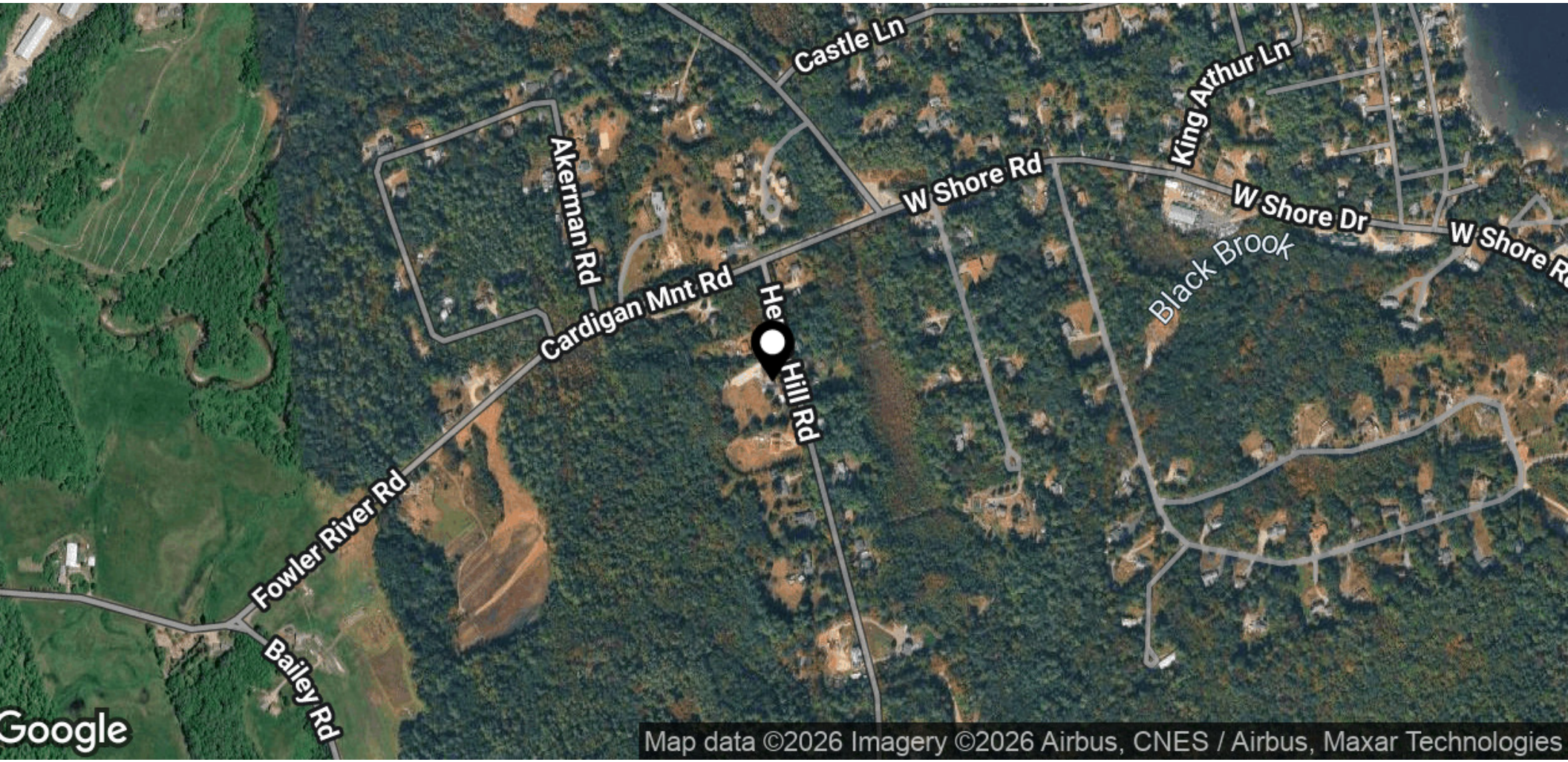
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Aerial Map

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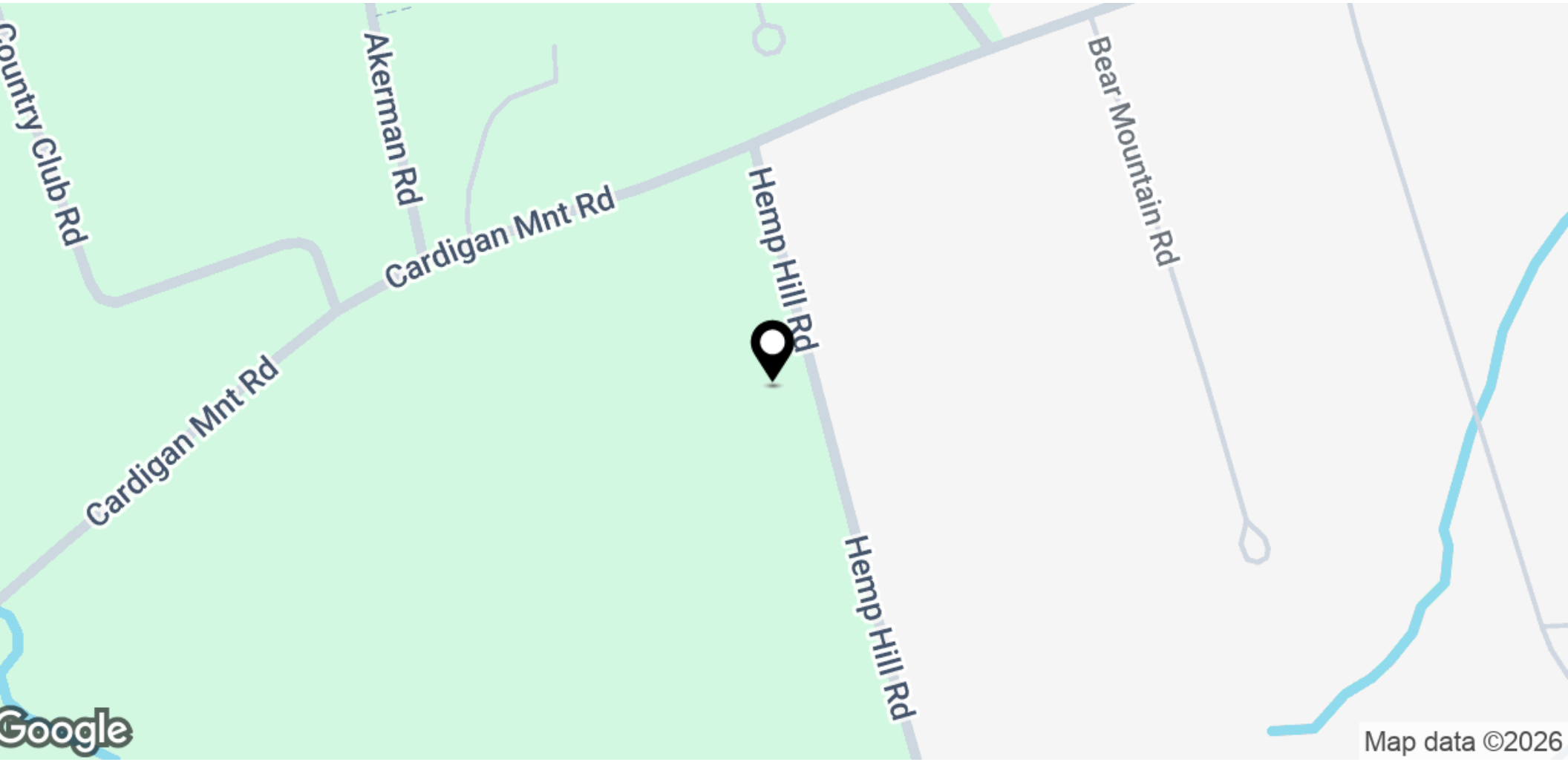
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Location Map

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Demographics

Section 3

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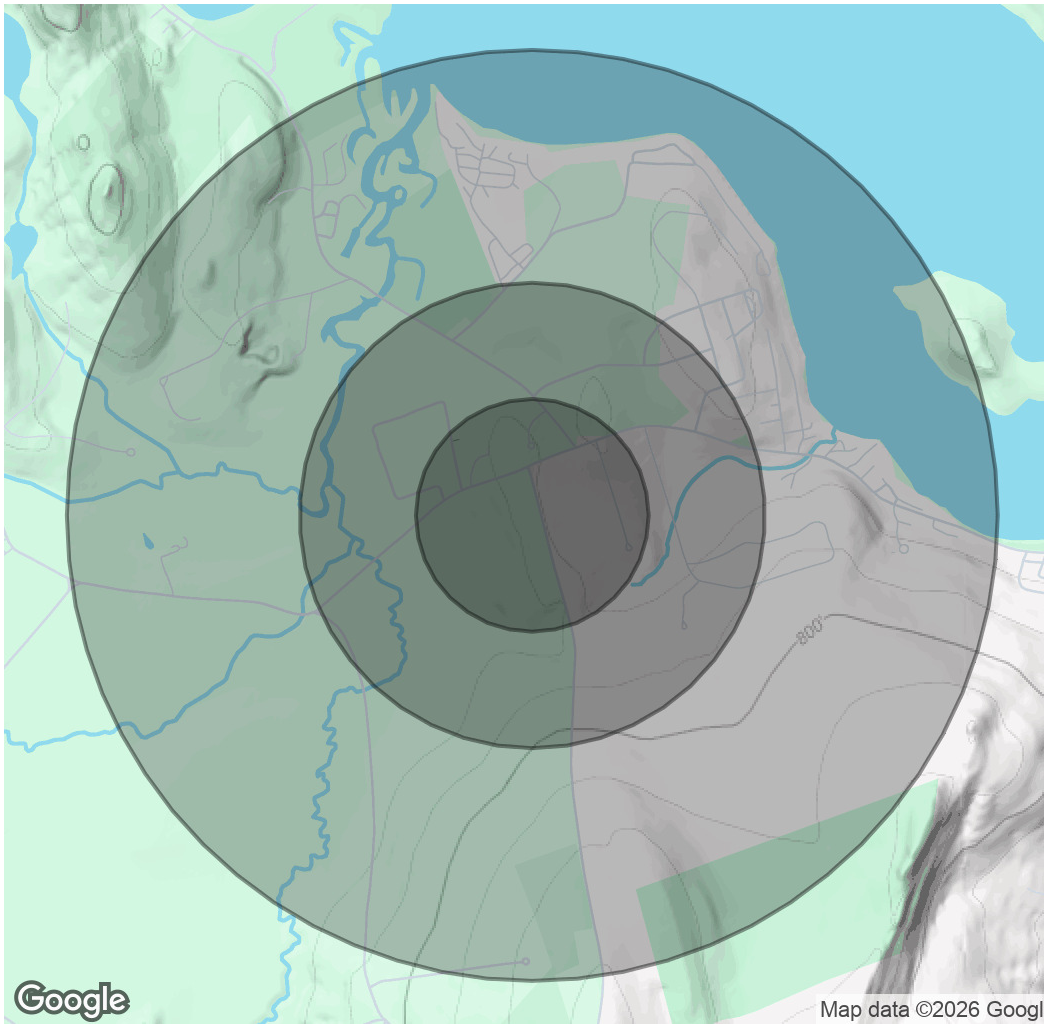
Demographics Map & Report

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	33	100	303
Average Age	53.2	52.8	52.9
Average Age (Male)	52.8	52.2	52
Average Age (Female)	54.4	54	54.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	16	50	151
# of Persons per HH	2.1	2	2
Average HH Income	$84,134	$80,824	$81,363
Average House Value	$290,744	$283,502	$293,177

2023 American Community Survey (ACS)



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