

# The Inn At Yarmouth Port

Bed and Breakfast  
In an idyllic setting  
Yarmouth Port, Cape Cod, MA



# The Inn at Yarmouth Port

## Guest Gathering Spaces



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## Offering An Idyllic Guest Experience

Live and work in this idyllic walkable Cape Cod Village setting surrounded by fine and fun dining, shops and galleries. Guests enjoy local beaches, museums, theater and music, whale watching, antiquing and so much more.

This beautifully restored historic 19<sup>th</sup> century property located on a large ¾ acre lot has been updated in every detail. The Inn at Yarmouth Port has 7 stunning king size guest rooms with private en suite baths and A/C.

Guest gathering spaces both inside and out are an inviting respite in a sought after location. The garden patio with fire pit and comfy furnishings is a popular guest spot to relax and gather.

Full sumptuous breakfast is served to inn guests. Breakfast is served in the sunny dining room or on the lovely stone patio. Every detail has been lovingly restored and enhanced with fine interior design and guest amenities. Off street guest parking is included.

The chef's kitchen is well equipped with commercial refrigeration and dish washer, ample granite counters, a walk in pantry with storage. This turnkey business includes furnishings, linens, business equipment, social media, guest list and advanced reservations.

The owner's quarters include a large bedroom/sitting room and bath, private office, the chefs kitchen and private dining space as well as a private an outdoor garden and hot tub.

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## King Guest Rooms



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## Property Walk Through

From the guest parking area follow the brick walkway and enter through the front door. You are in the main entry hall. The guest gathering room is to your left. An exterior french door leads to the guest dining patio surrounded by gardens complete with fire pit and gracious outdoor seating. The dining room flows from the living room and entry hall in a sunny open floor plan.

From the main hall entrance turn right and you are in the first floor two room guest suite with private spa bath and sitting room. The other six large king guests rooms are on the second floor. The main staircase is straight ahead as you enter the main hallway from outside.

Back in the first floor main hall go straight ahead into the dining area. Staff enters the large sunny inn kitchen thru a doorway. The walk in pantry, innkeepers dining area and the office are on the left off the Granite and stainless kitchen. The chefs garden is out back with herbs edible flowers. There are two outside entrances in the owners/kitchen area for privacy and for deliveries.

Through the kitchen is the entrance to the large first floor bedroom and bath of the owners quarters as well as the stairway to the second floor laundry/utility room. The owners bedroom has sliders to the private backyard and hot tub. On the second floor there is a doorway between the owners space and the guest area. From the second floor owners space stairs leads to the third floor with storage and many possibilities for a studio, writers loft, private game room or your favorite getaway.

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## Property Highlights

- Beautifully restored and professionally designed historic 19th century Inn with modern systems and amenities throughout.
- Idyllic walkable Cape Cod village setting.
- Seven beautifully appointed sunny king guest rooms with updated private en suite baths.
- Spacious guest gathering and dining areas inside and out.
- Ample guest and owner parking
- Private owners quarters
- Large modern granite and stainless kitchen, private office and laundry/utility room, private patio and gardens.
- Walk to fun and fine dining, shops and galleries.
- Nearby white sandy Cape Cod Bay beaches, fresh water ponds, golf, fishing, kayaking, theatre, museums, whale watching antiquing and more to discover and explore.
- Offered turnkey with real estate, contents, business assets, guest list, advanced reservations,, website and social media
- Established business with room to grow. Financials available



**Offered at \$1,559,000**

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