



SWAN AGENCY  
REAL ESTATE

PROUDLY INTRODUCES

# BLACKBERRY INN





IN CAMDEN, MAINE

OFFERED AT \$1,750,000



The Blackberry Inn is beautiful, in-town Victorian bed and breakfast located in the heart of Camden, Maine. Built in 1849, this classic, Italianate style “Painted Lady” is set on nearly an acre of land with an extensive perennial and herb garden and within easy walking distance to the village restaurants, shops, galleries and the schooner filled harbor.

The inn itself also has an impressive history. The original property was built in 1849 as a private home by Henry Knight, the first president of the Camden National Bank and one of the founders of the Knox Woolen Mill. The home was later inherited by his daughter, Elizabeth March Knight, Camden High School principal, who influenced by her European travels, further embellished the home with its beautifully etched tin ceilings and elaborate plaster moldings. She was married to prominent Camden attorney, Job Herrick Montgomery. NOTE: The Salon is actually the original bedroom of Mr. Knight and Lizzy’s Room was the daughter’s room.

In 1957, the property was purchased by Portland public relations firm partners, Janet Hutchinson and Emeline Paige. Together they ran it as a bed and breakfast and art gallery called the Broadlawn Inn and Art Gallery. The PR duo made a name for both themselves and the inn when they conducted the public relations campaign for the 1957 premiere of “Peyton Place,” a major film, shot in Camden, starring film greats, Lana Turner and Hope Lange and Westside Story’s Russ Tamblin. The film adaptation was based on the best-seller novel about the more sordid side of life in a seemingly, sleepy small New England town. The inn also had the privilege of hosting the film’s cast party.

Although not a member of the cast, Hollywood screen star legend, Bette Davis was invited and also attended the event. Davis, a family friend of Hutchison, later became a frequent guest at the inn. When staying at the inn, she had a favorite room. This room has since been named “Bette Davis” in her honor. The inn was sold in 1969 and returned to private ownership.

In 1986, the Inn was purchased by a local Camden area couple. The inn, while under their ownership, was featured as the only Maine property in the book, *The Daughters of Painted Ladies: America's Resplendent Victorians*.

In 1998, an Albany New York couple purchased the inn and in 2003, purchased the property next door and renamed the two combined, Inns at Blackberry Common.

In 2017, after 20 years in business, the couple sold the inn to its current owners, Bob and Cat Hobson. Bob, a native of England and Catherine, a Texas native, have loved what they do and continue the legacy of keeping this stately Victorian lady alive, healthy and happy and her guests comfortable and well cared for. They have just decided to pass along The Blackberry torch to new owners.



The home first became an inn in 1957 when purchased by Portland PR duo, Janet Hutchison and Evelyn Page (Hutchison & Page).

The duo was also responsible for executing the PR campaign promoting Peyton Place, the movie, which was filmed in Camden in 1957.

The cast party was also held here at the inn. Distinguished guests included Hutchison family friend, the late, Bette Davis and her husband, Gary Merrill.

At that time, the property was called the Broadlawn Inn and Art Gallery.















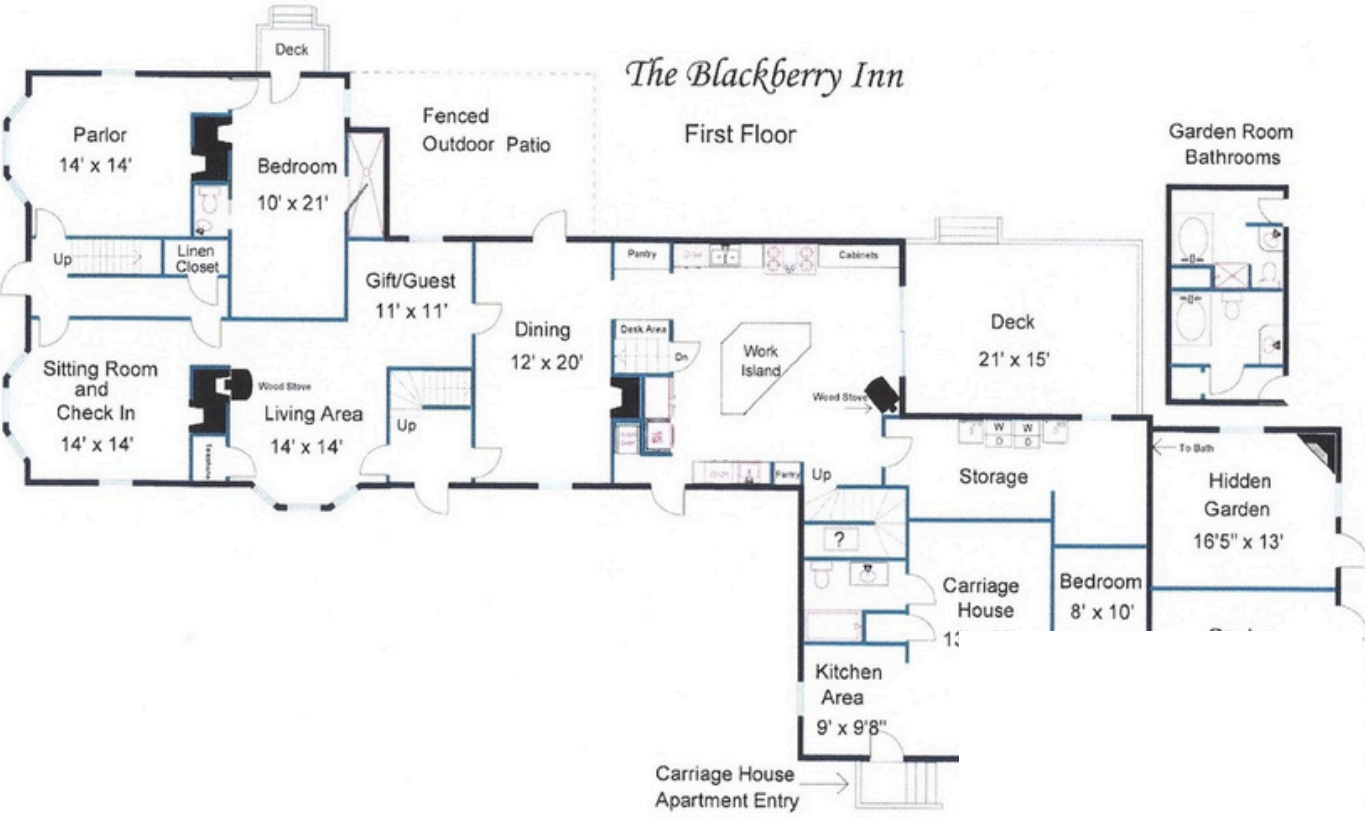
## 82 ELM STREET, CAMDEN, ME 04843 - GENERAL PROPERTY DATA



- Blackberry Inn is very spacious, offering two parlors, two dining rooms/outdoor patio dining, 11 guest rooms, 4 with exterior access, 7 interior (1 on first floor and 6 on the second floor), all private ensuite baths except one has a private hall bath.
- Italianate Victorian built in 1849
- Finished Square Feet: 7,229, including the OQ barn at 1000 sf. Decks and porches are an additional 858 sf; the unfinished basement is an additional 2,871 sf; and approximately 200 sf partially finished bonus attic storage space
- 2 wood stoves, 8 gas stoves/fireplaces
- Map 119, Lot 194
- Zoning: B3 - Business Transition
- Lot size: .75 acres (with room to expand on the back lawn)
- 2024-25 Real Estate Taxes \$15,083
- Book 5173, Page 208, Knox County Registry of Deeds
- Fully Sprinklered (wet system)
- Beautiful gardens and hardscape walkways
- Beautiful, large kitchen with new flooring, cabinetry, quartz countertops, Wolf gas range with fire suppression hood, commercial refrigerator, separate freezer, ice machine
- Clapboard exterior
- Pumpkin pine flooring
- Poured concrete and granite block foundation
- Unfinished full basement, dirt floor (dry), walkout and interior access
- A/C: window units
- Heat: various - hot water and steam baseboard (oil and propane fuel)
- Hot Water: various - on demand, electric, oil and propane
- 14 Parking spaces - driveway is partial pavement, partial gravel
- Owner's Quarters/Private Space: owners have the inn's private kitchen with a deck off the kitchen, and upstairs is the open loft space with a wood stove, spacious sitting area, dining area, full bath and loft bedroom with original beams.

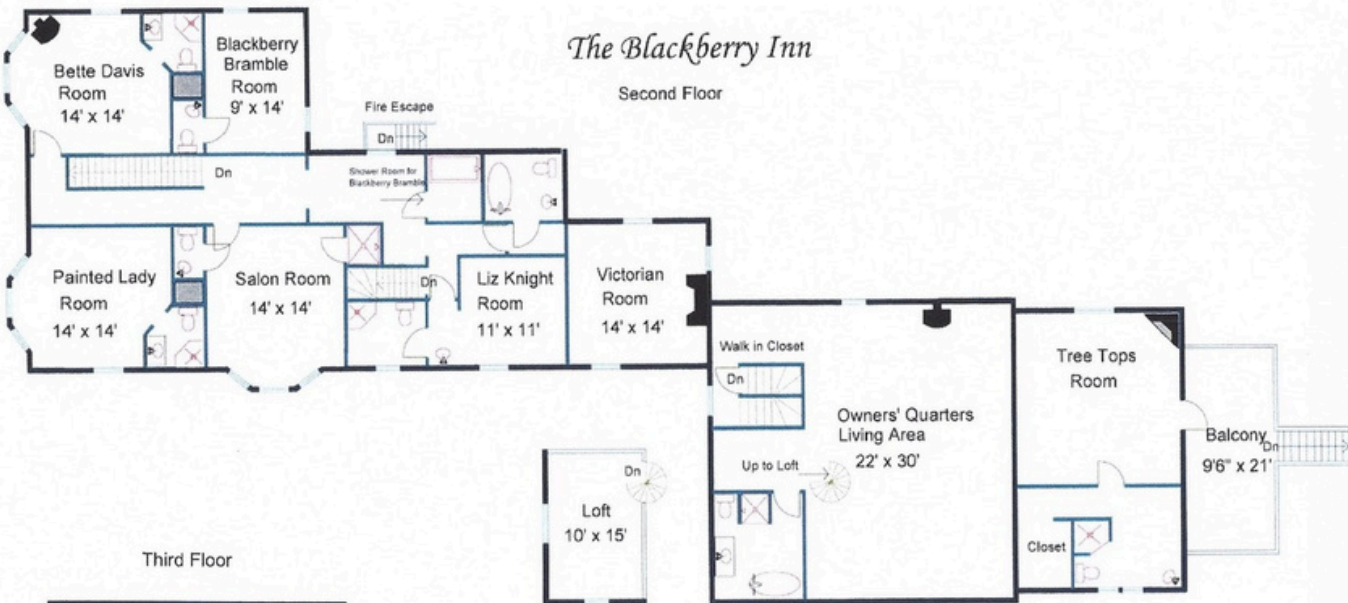
# The Blackberry Inn

## First Floor

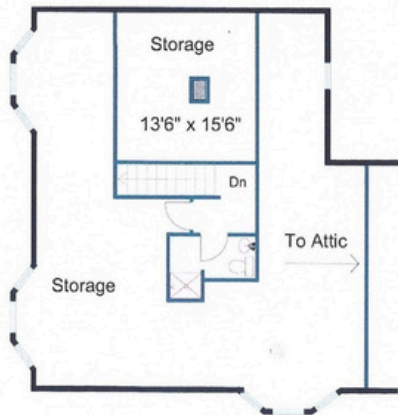


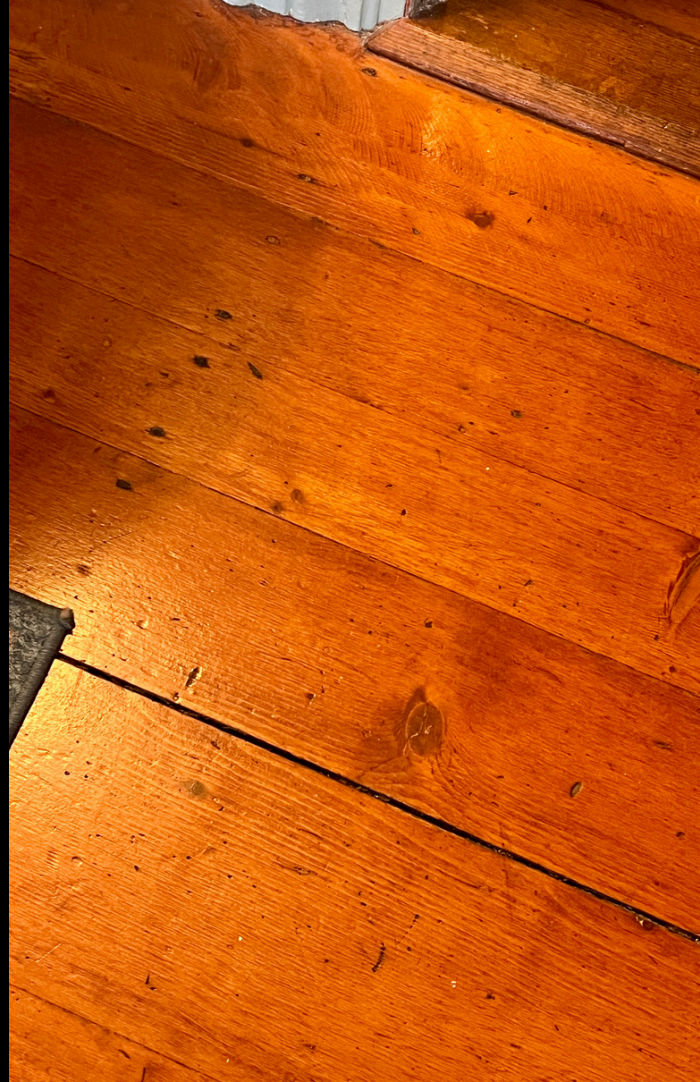
# The Blackberry Inn

Second Floor



Third Floor















## THE OWNER'S QUARTERS

Owners have the inn's private kitchen with access to a private deck. Upstairs from the kitchen is the open loft barn space with a wood stove, spacious sitting area, dining area, bathroom and loft bedroom, showing the original post and beam construction. SUCH a charming space!

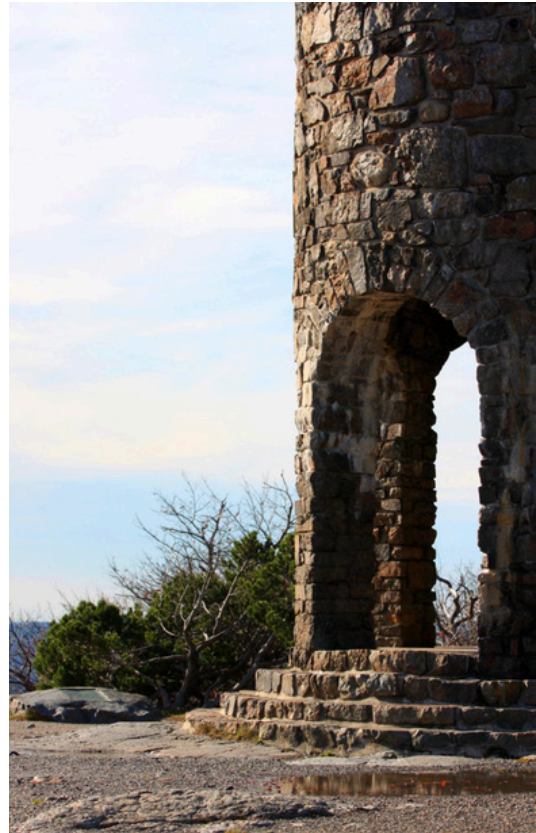




## LOCATION

Situated between the mountains and the sea, Camden is a quaint, charming, four-season community with historic sites, award-winning cuisine, incredible galleries and museums, sophisticated shops, various accommodations, and outdoor adventures for every skill level and taste. This part of the Midcoast of Maine offers experiences for every reason and every season! To read more about Camden's history: <https://www.danamoos.com/history-of-camden-maine>

- 6 miles to Lincolnville
- 7 miles to Rockland
- 30 miles from Damariscotta
- 40 miles from Boothbay Harbor
- 40 miles from Augusta
- 50 miles from Bangor, ME
- 75 miles from Bar Harbor
- 80 miles from Portland, ME
- 100 miles to Kennebunkport
- 100 miles to Moosehead Lake









**THIS TURNKEY BUSINESS IS \$1,750,000**

ADDITIONAL INFORMATION AVAILABLE:  
DEED; REAL ESTATE TAX BILL; ADDITIONAL  
PHOTOS; SELLER'S PROPERTY DISCLOSURES

For more information or to schedule a showing contact Dana Moos  
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FINANCIAL STATEMENTS PROVIDED ONLY TO QUALIFIED BUYER WITH SIGNED NON-  
DISCLOSURE AGREEMENT