



SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES

THE HICHBORN



MODERN AMERICAN, FARM TO TABLE, FINE DINING RESTAURANT



10 CHURCH STREET
STOCKTON SPRINGS, MAINE

OFFERED AT \$985,000

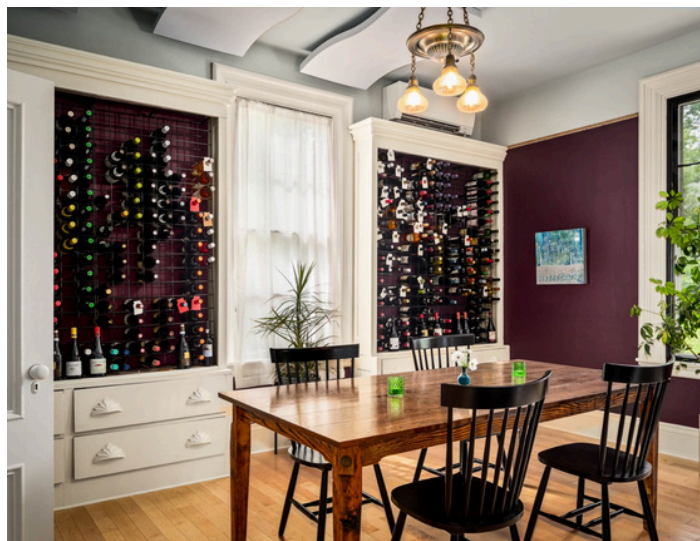
THE PROPERTY

The Nathan G. Hichborn House is a historic house at 10 Church Street in Stockton Springs, Maine. Built in the 1850s, this Italianate structure is one of the community's more architecturally sophisticated buildings, and is notable as the home of Nathan Hichborn, a local shipbuilder and politician who was responsible for the town's separation from Prospect. The house was listed on the National Register of Historic Places in 1988.

Now the location of a Farm to Table restaurant, the Hichborn House is located in the village of Stockton Springs, just south of US Route 1 and the Stockton Springs Community Church on the west side of Church Street. It is a 2+1/2-story wood-frame structure, with a hip roof, clapboard siding, and a stone foundation. The roof has broad eaves studded with paired brackets, has gabled dormers facing front, and is topped by an hexagonal cupola.

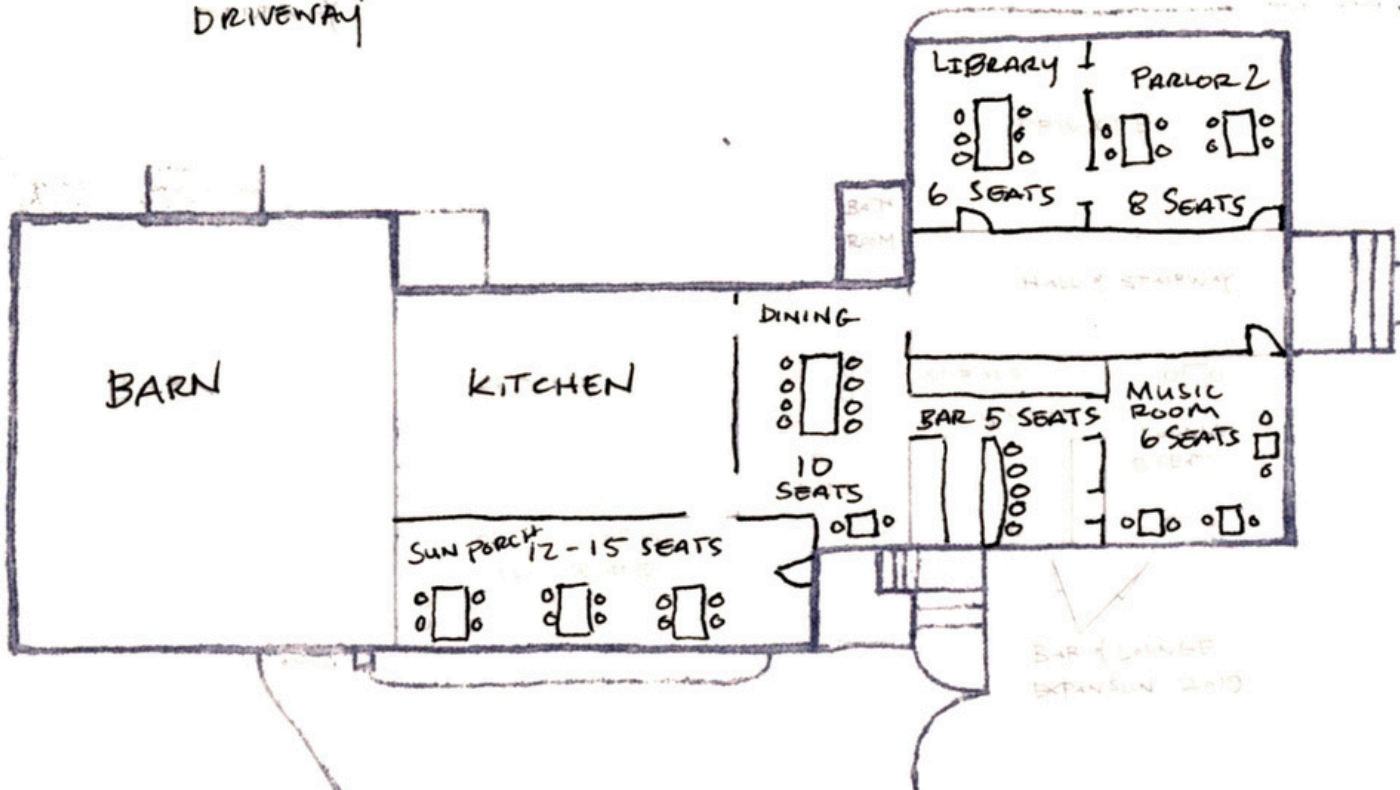
The east-facing front facade is symmetrical, three bays wide, with its center entrance sheltered by a portico supported by clusters of chamfered square posts. A three-part window stands above the entrance, with a molded hood shaped to the window parts' curved tops. The interior of the house has well-preserved woodwork, and has faux-marbled slate fireplace surrounds in the downstairs parlors. An ell extends to the rear, joining the house to a carriage barn (pictured here). The house has traditionally been given a construction date of 1849, but its construction and styling suggest an 1850s date. The house was designed by Alfred Bither, an architect then based in Bangor, and was built for Nathan G. Hichborn, a local shipbuilder and politician. Hichborn was a prolific shipbuilder, turning out 42 ships over a 28-year period.





The Hichborn Floor and Seating Plan

DELIVERY
DRIVEWAY



THE RESTAURANT

Visitors come from all over Maine to dine at The Hichborn, both locals and tourists alike. The restaurant has received numerous accolades and stellar reviews for their attention to detail, artful serving pieces, original wall art, warm and inviting atmosphere and **beautiful, delicious food**. With 47 seats (room for more), dining at The Hichborn has become highly sought after. They offer a chef's tasting menu which will delight the eyes and the palate. They receive stellar reviews on Tripadvisor, Yelp, Open Table and Google. Read what [Maine Magazine had to say](#) about The Hichborn!

While Hichborn is no longer open, there remains a following, they receive calls asking when they will re-open, and have a serious following. The restaurant remains in turnkey condition and a buyer could walk in, stock with food, start prepping and open for dining in no time.

All FF&E conveys, and seeing the quality in person makes a difference!



"Hello from THE HICHBORN!"

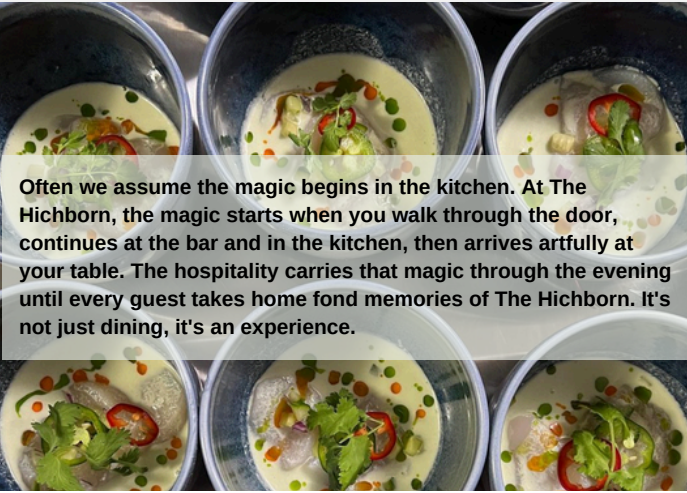
We are a modern American restaurant cooking through the seasons with fresh ingredients provided by regional farms, fishers and foragers. The menu is intentionally small and changes often. We always have gluten free and vegan options, the kitchen however is not a gluten free environment. Everything is made fresh, in house."

Charlie and Kirk





WHERE THE MAGIC HAPPENS!



Often we assume the magic begins in the kitchen. At The Hichborn, the magic starts when you walk through the door, continues at the bar and in the kitchen, then arrives artfully at your table. The hospitality carries that magic through the evening until every guest takes home fond memories of The Hichborn. It's not just dining, it's an experience.



PROPERTY DATA - 10 CHURCH ST

- Built in 1855 Historic Italianate
- Total square footage: 4,300
- Lot size: .51 acres
- Map U34, Lot 37
- First floor restaurant, 1 restroom (full bath with claw foot tub), custom bar with heated slate bar top, 5 unique dining room spaces, professional kitchen, walk-in
- Second floor with 5 bedrooms, 4 baths, 3 of which are en-suite, 1 hall bath
- 2 gas fireplaces
- Parking for 5+ guest cars onsite; private driveway for 3-4 cars for owners and deliveries on the opposite side of the house
- Driveway: gravel
- Roof: asphalt shingle, new in 2019
- Heat: 2 five year old high efficiency furnaces (forced hot air, propane fueled)
- Radon mitigation system
- AC: 5 heat pumps
- Gas: bottled propane
- Quick recovery high volume water heater
- Public water, private sewer
- Full, unfinished basement has full height door that leads to crawlspace under sunporch, with access to south parking lot
- Large barn, currently used for storage, could be renovated to be a number of things! Owner's house, inn rooms, event space...!

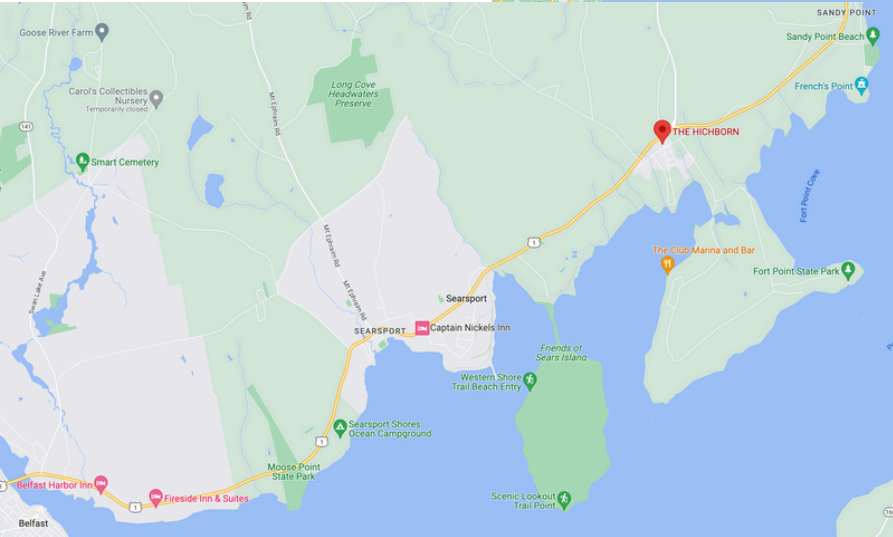
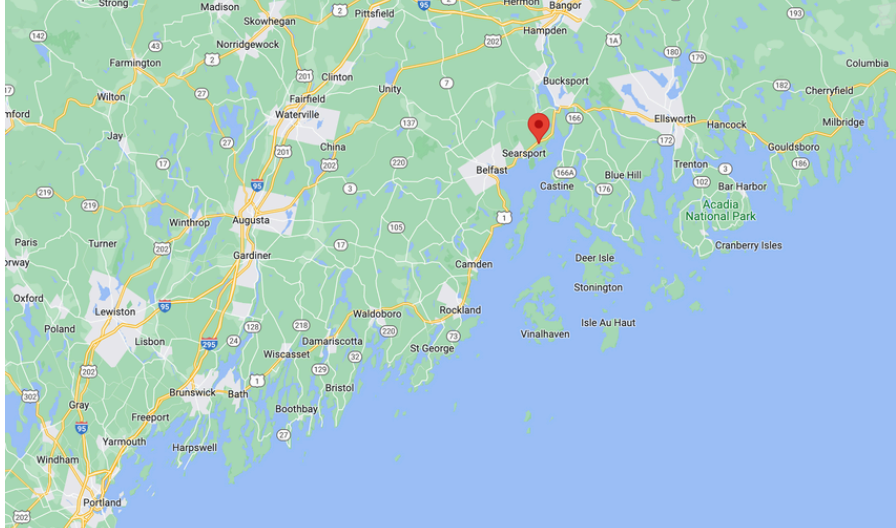
The adjacent house at 6 Church Street is owned by Hichborn, and has been used as an investment rental generating a nice income. This is on the market for \$325,000 and could be packaged with Hichborn. 6 Church could remain a long term rental, could be the Hichborn buyer's owner's house, could be staff housing, could be converted to more rooms to once again become The Hichborn Inn and Restaurant! A curb cut and driveway from Lower Sylvan Street onto either lot can be made to access the property for more parking.



LOCATION

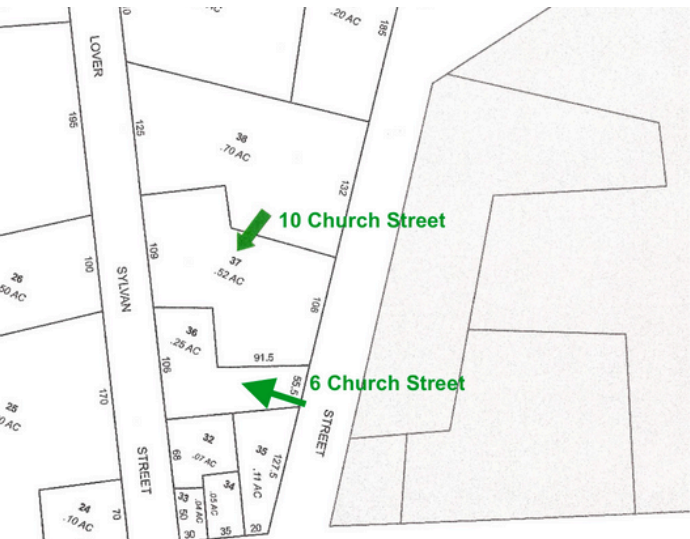
The Hichborn is located:

- 4 minutes from Searsport!
- 15 minutes from Belfast
- 30 minutes from Blue Hill
- 30 minutes from Castine
- 35 minutes from Bangor
- 35 minutes from Ellsworth



- 40 minutes from Camden/Rockport
- 55 minutes from Rockland
- 1 hour from Bar Harbor
- 1 hour from Waterville
- 1 hour 15 minutes from Damariscotta
- 1.5 hours from Boothbay Harbor
- 2 hours from Portland

And just a minute off Coastal US Route 1 provides easy accessibility.



There are 4 bedrooms, 2 with en-suite baths (pictured below) plus a section in the Ell with an additional owner's bedroom with ensuite bath, a small office and a second full bath. The owners could live next door at 6 Church Street, and this could be converted to more rooms to once again become The Hichborn Inn and Restaurant! A curb cut and driveway from Lower Sylvan Street onto either lot can be made to access the property for more parking. The current owner's 'wing' could alternatively be used as staff quarters.





THE HICHBORN AT 10 CHURCH
STREET IS OFFERED AT \$985,000

For more information or to schedule a showing contact Dana
Moos 207.266.5604 dana.moos@swanagency.com

FINANCIALLY VIABLE OFFERING. FINANCIAL STATEMENTS PROVIDED TO QUALIFIED BUYER
WITH SIGNED NON-DISCLOSURE AGREEMENT

ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

ADDITIONAL PHOTOS

SELLER'S PROPERTY DISCLOSURES