



SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES

THE HICHBORN



MODERN AMERICAN, FARM TO TABLE, FINE DINING RESTAURANT



10 CHURCH STREET, ALONG WITH 6 CHURCH STREET
IN STOCKTON SPRINGS, MAINE

COMBINED OFFERING - \$1,495,000

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 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!

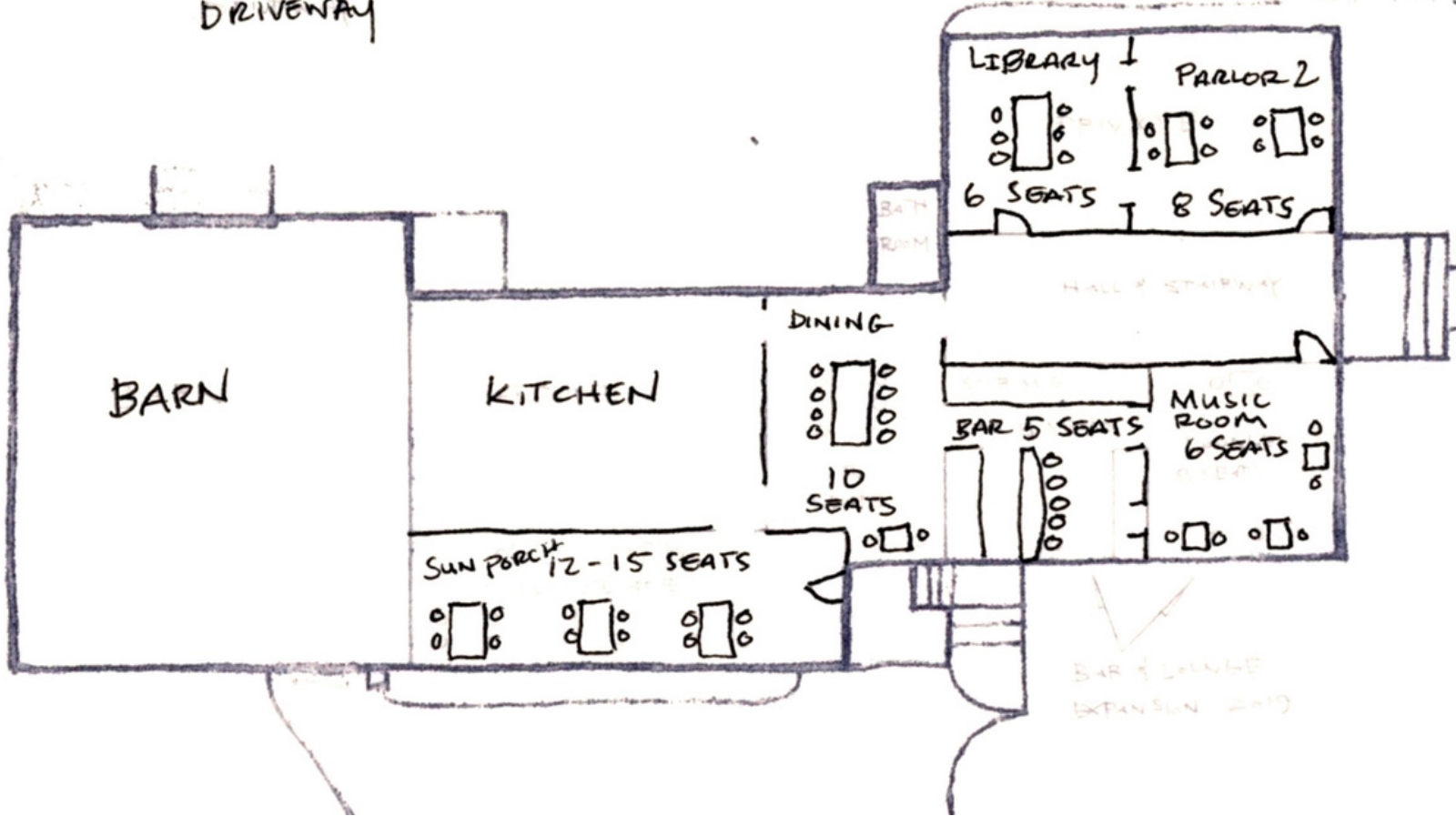
And from the owners: *"Hello from THE HICHBORN! We are a modern American restaurant cooking through the seasons with fresh ingredients provided by regional farms, fishers and foragers. The menu is intentionally small and changes often. We always have gluten free and vegan options, the kitchen however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

Charlie and Kirk



The Hichborn Floor and Seating Plan

DELIVERY
DRIVENWAY







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
- 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...!

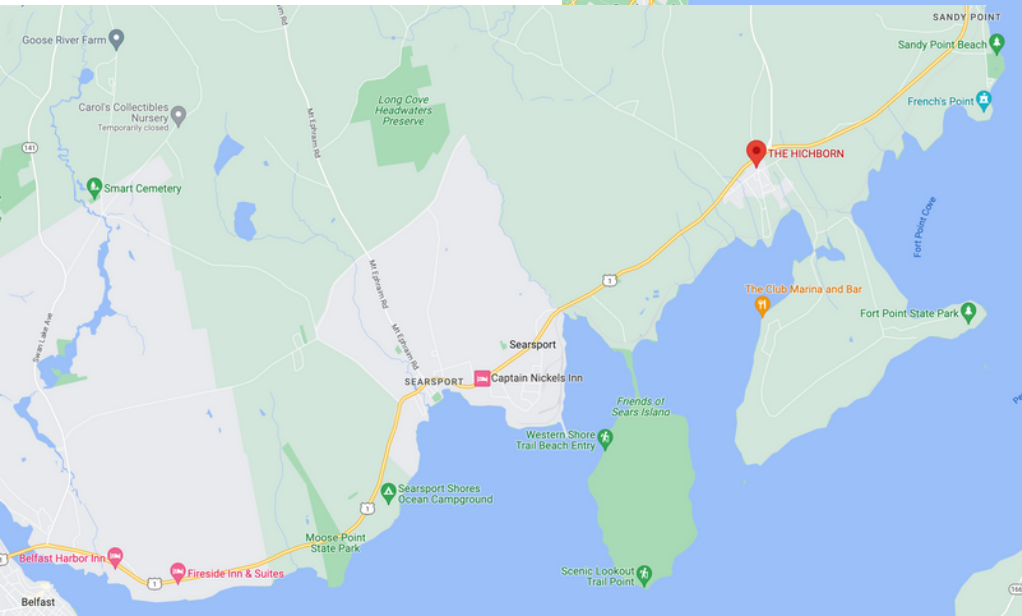
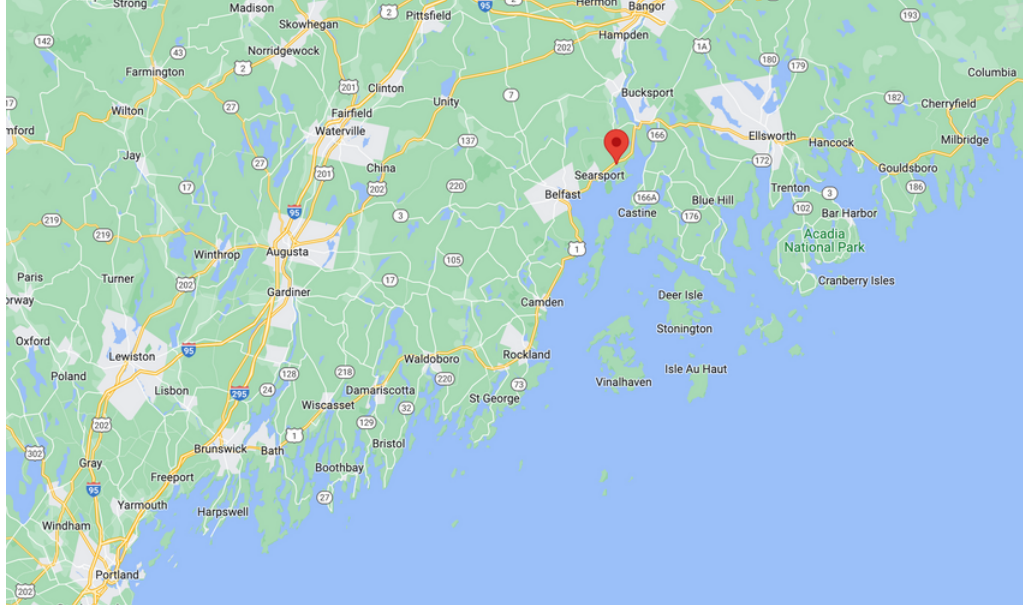
Currently there is a long term tenant in the house at 6 Church Street generating a nice income. This could remain a long term rental, could be the Hichborn buyer's owner's house, could be staff housing, could be converted to more rooms to once again become The Hichborn Inn and Restaurant! A curb cut and driveway from Lower Sylvan Street onto either lot can be made to access the property for more parking.



LOCATION

The Hichborn and 6 Church Street are 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 Highborn 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.





ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

ADDITIONAL PHOTOS

SELLER'S PROPERTY DISCLOSURES

BOTH PROPERTIES
OFFERED AT \$1,495,000

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



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- # To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- # To treat both the buyer and seller honestly and not knowingly give false information;
- # To account for all money and property received from or on behalf of the buyer or seller; and
- # To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- # To perform the terms of the written agreement with skill and care;
- # To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- # To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES - WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- # The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- # The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- # The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
*Unless you enter into a written agreement
for agency representation, you are
a customer—not a client.*

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

<i>To Be Completed By Licensee</i>	
This form was presented on (date)	<u>July 5, 2023</u>
To	<u>KPINK, LLC (CHARLIE ZORICH AND KIRK LINDER)</u> Name of Buyer(s) or Seller(s)
by	<u>Dana Moos</u> Licensee's Name
on behalf of	<u>Swan Agency Real Estate</u> Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing.
Inactive licensees may not practice real estate brokerage.