



VICTORIAN BY THE SEA
Bed & Breakfast



*A beautifully restored 1889 Victorian
overlooking Penobscot Bay*



IN LINCOLNVILLE, MAINE

OFFERED AT \$1,450,000

Welcome to *Victorian by the Sea*

Victorian by the Sea is a seaside seven-room bed and breakfast with ocean views in a quiet setting. The inn offers locally sourced organic breakfasts, and a beautiful wrap around porch surrounded by plants and flowers. Located just south of Lincolnville Beach and north of the charming town of Camden, Maine, the inn is perfectly situated for a quick drive into town, but just far enough for a quiet, secluded stay, and a taste of Maine. The inn is currently open May-October, but has been operated year round.

The inn is perfect for special events, wellness functions, romantic getaways, weddings, retreats, and workshops. The beautiful setting, lush grounds and water view are what this property is all about. It's a peaceful sanctuary!

The inn is designed with 6 guest rooms accessed by the main entrance (2 of which are suites), a cottage apartment from a separate front entrance, and the owner's quarters to the right, occupying the entire two stories over the garage. The inn's seven rooms accommodate up to 18 guests. Retreat organizers can hold meetings in the sun room overlooking the ocean, which has a maximum capacity of 25.

Guests can choose to have a wedding ceremony in the beautiful sun room, outside in the gardens, or at the top of the ocean overlook at the edge of the garden.



The History

Victorian by the Sea is a historic coastal retreat with a story as rich as the views it offers. Built in 1889 as a summer home for the Francis Sawyer family of New York City, this elegant house has long been a place of inspiration, comfort, and coastal charm.

Francis Sawyer, a Boston-born importer who later settled across from Central Park in Manhattan, built the home as a seaside escape for his wife Ethalinda and their five children. Their youngest, Ruth, would grow up to become one of America's most beloved children's authors.

Through Ruth Sawyer's award-winning books, we get a vivid glimpse into summers spent at this very spot—between Lincolnvillle Beach and Camden. She was just nine years old when the house was built and quickly fell in love with the surrounding woods and seashore.

After the unexpected death of Ruth's father Francis, the family left their New York home and moved to Maine full-time. With no servants and her mother inexperienced in the kitchen, 14-year-old Ruth became both the cook and the gardener. That formative year is lovingly captured in her novel *The Year of Jubilo* (1940).

Her legacy lives on through dozens of beloved children's books, folktale collections, and storytelling guides—including *The Way of the Storyteller* (1942), still a classic today. In 1965, Ruth was awarded the Laura Ingalls Wilder Medal for her lasting impact on children's literature.

Ruth married Dr. Albert Durand, and their daughter Peggy—herself a children's librarian—married author and illustrator Robert McCloskey, best known for the infamous childhood favorites *Make Way for Ducklings* and *Blueberries for Sal*.

Since the 1980s, this historic home has welcomed travelers as a cozy and elegant bed and breakfast. Whether you're here to relax on the porch, explore the coastline, or dive into a good book by the fire, Victorian by the Sea invites you to become part of its living story.

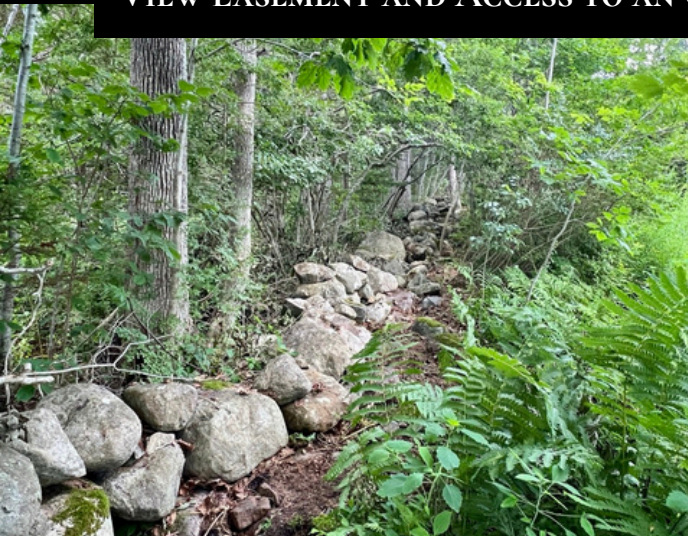


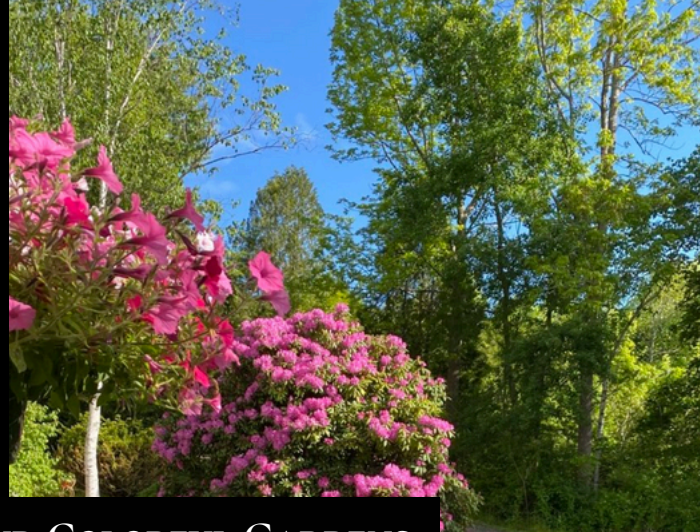
THE VIEW!





VIEW EASEMENT AND ACCESS TO AN OCEAN OVERLOOK BY FORESTED PATH





THE LUSH GROUNDS AND COLORFUL GARDENS





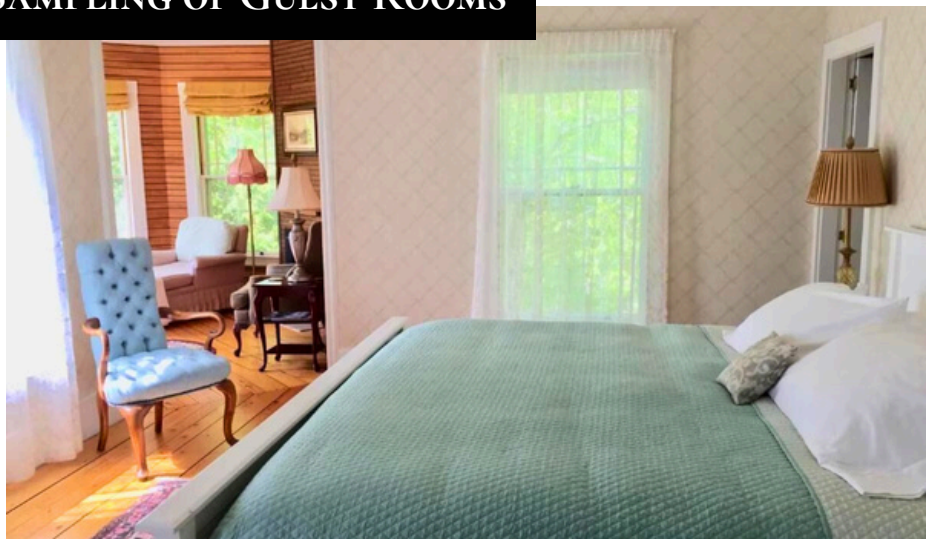
THE INN'S COMMON AREAS







A SAMPLING OF GUEST ROOMS







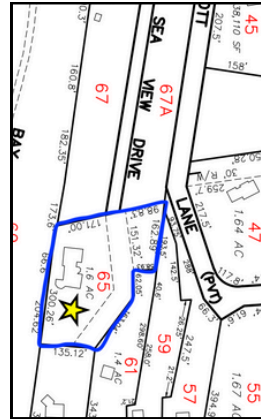
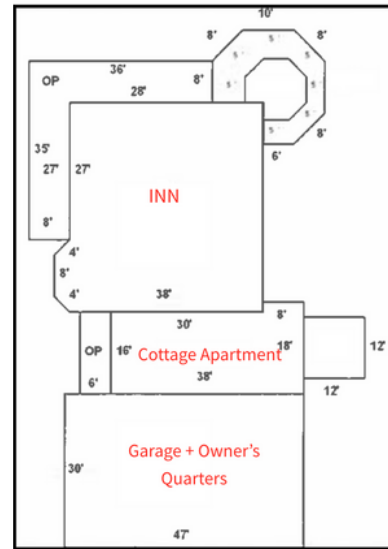
PROPERTY DETAILS - 33 SEAVIEW LANE, LINCOLNVILLE, MAINE 04849

- Book 4105, Page 335, Waldo County Registry of Deeds
- Map 13, Lot 65
- 1.6 acres
- Building size: 7,548 sf finished space
- Year Built: Inn in 1881; Owner's House built in the 1990s
- 2025 Real Estate Taxes \$11,455
- 7 guest units (2 guest suites, 4 guest rooms and 1 cottage apartment with 2 bedrooms, 2 full baths), and all rooms have private en-suite baths
- Spacious common areas with large foyer with gas fireplace, sitting room, dining room, large breakfast room with gas fireplace, and wrap around porch with lounge and table seating
- Guest Pantry with sink, microwave and dishwasher
- Private inn kitchen between the guest wing and owner's wing
- Room for expansion on the lot and in the existing building
- Heat System: Forced hot air, hot water baseboard

- Heat fuel: Propane
- Water/Sewer: Private well/septic
- AC units and mini splits
- Unfinished basement
- Wood and cedar shingle siding
- Concrete and stone foundation
- Gravel parking lot for 10 cars
- 2 car attached garage

Updates include:

- new water heater
- 4 heat pumps
- full cottage renovation

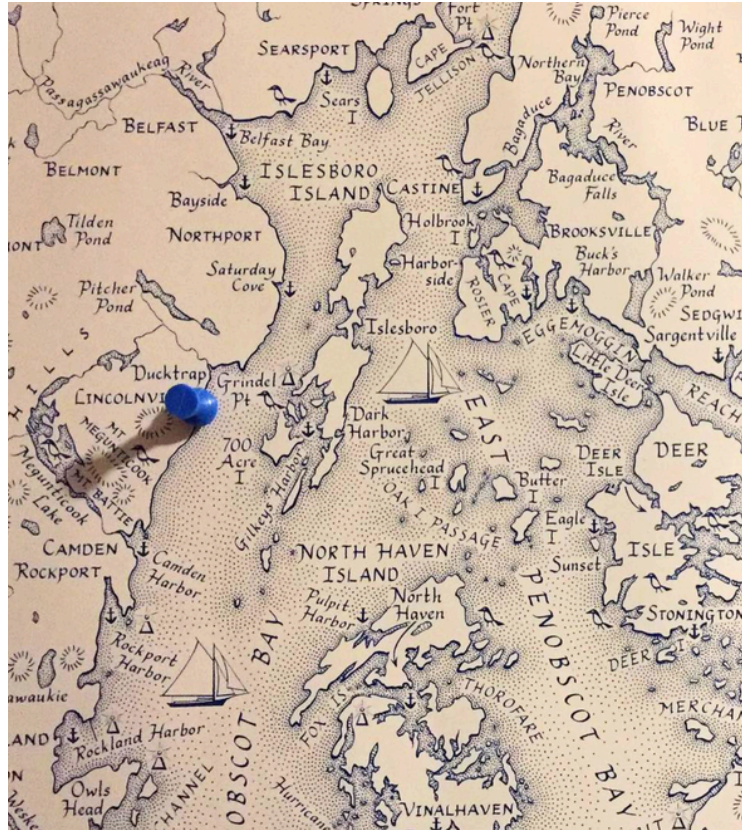


LINCOLNVILLE, MAINE

The Heart of the Maine Coast, Lincolnville, Maine is a well-kept secret – one of those “off the beaten path” places hiding in plain sight on the Midcoast of Maine. Within its boundaries are beaches, lakes, mountains, salmon streams, great places to stay, fabulous food, and countless things to see and do.

Voted one of the “top 20 Towns in the U.S.” by Outside Magazine Lincolnville was first settled in 1774 as a farming and fishing community. Over time it has become home to an eclectic mix of people that includes artists, writers, craftsmen, world-class sailors, boat builders, winemakers, lobstermen, farmers, and just about any other profession you can name.

About 75% of Camden Hills State Park is actually not in Camden, rather in Lincolnville. At an elevation of 844ft Bald Rock and its stunning view from the top, is best accessed by the parking lot at Young Town Road, one of several entry points to the sprawling array of recreational trails that make up the park.



The inn is located:
5 miles to Camden
13 miles to Rockland
46 miles to Bangor
50 miles to Boothbay Harbor
70 miles to Freeport
70 miles to Bar Harbor
70 miles to Acadia National Park
87 miles to Portland
114 miles to Kennebunkport
135 miles to Moosehead Lake



LINCOLNVILLE BEACH





Nearby Lighthouses

Rockland Breakwater

Owl's Head

Marshall Point



OWNER'S QUARTERS, PRIVATE SPACE + EXPANSION OPPORTUNITY

Off the inn's private kitchen is access to the owner's quarters, with hardwood flooring throughout (kitchen and baths are ceramic tile) with a first floor sitting room, small deck, half bath, laundry and access to the garage. Upstairs on the 2nd floor there are 4 bedrooms and 3 full baths. Continue up to the 3rd floor and you'll find a very large, unfinished (with rough-ins) attic space, perfect for a guest suite. This could also become the owner's apartment, and the 2nd floor could become 3 guest rooms with private baths, creating a 10 room inn plus owner's quarters. The Victorian offers options!









WHAT GUESTS ARE SAYING

- *a lovely inn outside the hustle and bustle, but still close to attractions*
- *the setting and view were stunning*
- *loved the location*
- *the sunrise from the porch was a highlight!*
- *lovely, comfortable home*
- *love the wrap around porch with a view of the ocean*
- *love the historical charm of The Victorian*
- *a good place to set off for day trips*
- *the setting is beautiful, relaxing and elegant*
- *this is a lovely inn, beyond one's expectations!*
- *a Victorian home, refurbished to perfection!*
- *immaculate home and gardens*
- *a serene spot to end each day*

The Art of Innkeeping

The preservation of a historic era. The belief that the tradition of hospitality should be carried out by those willing to share their personal style with others. It's about welcoming guests into your beautifully decorated and well cared for property. It's about the art of providing, caretaking, entertainment, concierge and inviting others to share your passions during their short stay. Innkeeping entails cooking, entertaining, marketing, concierge, etc. and involve the personal innkeeper's passions. But most importantly, it involves providing for each guest individually. It involves observing and assessing your guests' needs and acting accordingly. Although the job of innkeeping is hard work, it's easy on the mind and your days are filled with numerous pleasantries, gratification and appreciation of your efforts to make your guests feel welcomed.

A Home Based Business

Innkeeping is about providing a home away from home for your guests. And although you may live there, it is their home when they are staying with you and conveying this message is paramount. You've created a warm and welcoming atmosphere for them. When your attention to detail shows, your guests feel it.

A Lifestyle

The atmosphere you create for your guests has to start from within. You share your lifestyle with your guests. Your love of the area and love of what you are doing enable your guests to unwind. You get away for a hike or a walk when time permits. You try a new restaurant in town when all guests have checked in for the day. They are on vacation to get away from the stress of their everyday lives and are seeking guidance and relaxation. Your act of being a provider while hosting their stay makes your guests happy and in turn is very gratifying to you as an innkeeper; what goes around comes around.

A Job

An innkeeper's job is comprised of many different things: host, concierge, planner, coordinator, chef, cook, baker, dishwasher, bookkeeper, marketer, housekeeper, tourism and maintenance guru. And let's not forget the imperative people-reader. It's all busy work, more work for the body, less work for the mind. There's no desk full of endless unresolved issues; each day is finite. Of course you will experience an occasional blip, but not on a regular basis. It's much easier to enjoy each day when you experience less mental stress. And everything you are doing is being appreciated by your guests. The percentage of jobs dealing with happy people on vacation is probably a very small number. Innkeeping is full of smiles.

An Investment

The investment aspect of your home is very important. It will either follow the real estate market or it will hold its own based on the business value you create. Sometimes the business value of your property will exceed the residential value which may not necessarily be affected by the volatility of the real estate market. Other times your business has not yet reached its potential and may be valued more for its residential value. And most often there are hybrid situations. There are many factors to give serious consideration to when looking to purchase a lodging property as an investment. Regardless of your expectations return on investment, you hope to grow the business to make a profit in the future. And it can be done, you just have to select the property carefully based on your financial and personal needs.

Could this be the lifestyle and property for you?





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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
207.266.5604 dana@danamoos.com

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