

**Want to Live in an Affordable Grand, Southern-Style, Colonial home?
This is the Property for You!**

“You’ll **NEVER** come across another opportunity like
THIS!”

An Elegant Life, Intriguing Friends, A Rich Family Legacy, and
One *Incredible* Deal!



Imagine yourself rocking away on the veranda of this elegant
1790 Southern Colonial 7-Bedroom Historic Home

Yes, . . . it **can** be yours . . .

And at a price that’s **way** more affordable than you think.

Now let me ask you a question:

“What would your best Christmas EVER be like?”

Would it be . . .

Being with your family in an elegant, spacious setting . . .



With a holiday table groaning with Christmas goodies . . .



. . . in an elegant dining room lit by candles and a crystal chandelier?



. . . an elegant, spacious 7-bedroom home where your family and friends can all stay under one roof?



Actually, . . . *The Inn at Gray's Landing* is that place!



Why?

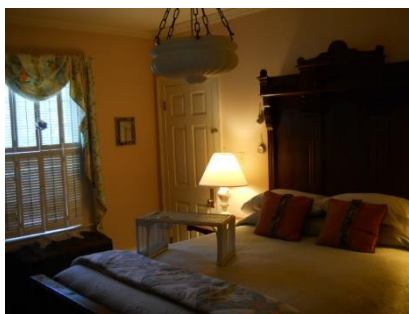
Because it has the space and amenities you need to make a traditional Christmas gathering a huge success!



Actually, . . . the *Inn* has hosted spectacular Christmas celebrations for more than a decade . . .



Just as it's done over its entire 230-year history.



But what do you do once the Christmas decorations have been taken down and your holiday guests have said goodbye?

Well, you've got a great choice to make.

If you acquired this historic property as a family home, you could just sit on the veranda and rock away for the rest of the year with your family and friends.

Or . . . if you were a bit more ambitious . . . you could do something else . . .

Something that can keep that wonderful feeling of warmth and closeness going all year long . . .

Something rewarding and fulfilling.

For example, you could do what previous owners of *The Inn at Gray's Landing* have done . . .

which is to share this elegant home with others . . . by opening it up to guests . . .

. . . either full time, or as much of the year as you'd like.

And is this house ever suited to that . . .

A True Story

I'd like to tell you a little story . . . the story of this remarkable house.

Although the year it was built isn't known for sure, what *is* known is that the house appeared on the Town of Windsor property registry rolls in 1790 . . . 231 years ago.

As you can imagine, the house has had many owners since then.

And of all of those owners, **John Bell** was the most colorful.

In 1976, John Bell inherited this elegant home on the death of Windsor town *doyenne*, Sally Bond Gillam.

And then what happened was truly remarkable.

John Bell (or more correctly, John Bell's wife) poured **\$1.2 million** into the house in 1986.

Let's put this into perspective: \$1.2 million 1986 dollars is equivalent to about **\$3.25 million** today.

With a budget like that, Mr. Bell could have the house completely restored, refurbished, and upgraded into grand style.

Now, John Bell was not very interested in how much money he was spending on upgrading the house.

What he **was** interested in was making sure his restoration and upgrading was historically correct . . .

So he hired a local celebrity historian – Harry Lewis Thompson – to oversee restoration and refurbishment works . . .

Under Harry Lewis Thompson's supervision . . .

Walls were pulled down, plumbing and electrical circuits modernized, and forced-air heating and air conditioning installed . . .

In short, the entire house was brought up to modern standards.

Money, Money, Money . . .

Then the **real** work began . . . which was upgrading the house to fulfill John Bell's vision of what it ***could*** be.

Entire walls were removed, small rooms consolidated into larger ones, and super-elegant amenities added.

20th-century two-pane windows were replaced with handcrafted 1790 reproductions, each custom-fitted into its own window opening, as the house had shifted slightly over its long history.

Even the paint Harry Lewis Thompson chose was historically correct – the ***only*** colors he used were authentic paint colors from the colonial period.

Then John Bell went on a **real** spree.

He **loved** to entertain, so everything was done in ***grand*** style.

A luxurious ballroom was constructed, and the adjoining parlor and entrance foyer made super-elegant.

Gold drapes, plush carpet, and an opulent crystal chandelier were added to the ballroom . . .

. . . along with a huge gold harp – played by a locally famous harpist John Bell hired to entertain his guests.

And to make sure his guests were entertained in grand fashion, John Bell added

- a private dining room that could seat 24, replete with a crystal chandelier and handcrafted 1790-reproduction doors . . .
- a screened-in first-floor veranda, also large enough to accommodate 24 guests . . . and another veranda just like it on the second floor,
- four grand upstairs bedrooms, one of them an elegant Victorian master suite overlooking a spacious garden, and
- deep exterior verandas on the sides of the house facing city streets, to ensure his guests had a pleasant place to sit and watch “the world outside” go by



Another Mint Julep Out on the Veranda?

In addition to making the house a grand colonial-style home, John Bell wanted it to be a retreat for aging relatives . . . who would be cared for by *servants!*

And because the house sits on two full-size city lots, John Bell had plenty of room to add servants' quarters, which included:

- a full commercial kitchen, as well as a second, outer kitchen,
- a staff bathroom,
- living quarters for the servants separate from the main house – including two separate bedrooms and an attached bath,
- a private servants' stairway connecting work areas with the main house,
- an enclosed service porch with service entrance, to make sure servants could come and go without disturbing house occupants.

John Bell also made ***all*** first-floor rooms and facilities ADA-compliant . . .

. . . including making all doors on the first-floor wide enough to accommodate a wheelchair.



And Then . . . Things Took an Unexpected Turn . . .

A few years after he upgraded the house, John Bell developed heart problems.

He went into surgery, and shortly thereafter, passed away . . .

Without a will!

The house went into probate . . . *and trouble!*

Why? The \$1.2 million John invested in restoring and upgrading the house ballooned its tax-assessed value . . .

Which made the estate taxes on the house exorbitant . . .

Actually . . . ***unpayable!***

So, John Bell's heirs ended up having to sell the house to pay the estate tax!

New Owners Appear

While this story ends tragically for John Bell's family . . .

It wasn't the end for this elegant home . . .

Actually, all that money John Bell invested in the house became a gift . . . to its new owners.

Without realizing it, he had created a **perfect** bed-and-breakfast inn, or B&B . . . and restaurant.

And, I might add . . . ***if*** you choose to operate this historic property as a B&B – either full-time or part-time – instead of as an elegant family home . . . a perfect opportunity for **you**.

While the house has passed through three owners since then . . . Its attractiveness has actually *increased*.

Why?

Because ***every aspect*** of this elegant home that set it up for success as a B&B has been refined and further upgraded

For example,

- An ADA-compliant exterior wheelchair-access ramp has been constructed
- Winged dining tables are now among the main dining room's amenities, which can be configured as a single long table for group events such as wedding rehearsal dinners, or as individual 4-x-4 seating for breakfast guests who prefer greater privacy and intimacy first thing in the morning.
- All guest rooms now have an attached bath
- The former servants' quarters have been upgraded into living quarters for long-stay guests – or the owner,
- New amenities have been added to the commercial kitchen (and second outer kitchen) to facilitate serving large groups,
- The grand ballroom has been converted into an elegant dining room that can seat 28 guests comfortably,
- Extra-wide, super-comfortable dining chairs have been added to ensure leisurely meals,
- The garden has been refurbished and converted into a colonial-period rose garden – a copy of a true-to-period house garden in Colonial Williamsburg, Virginia.
- Exterior halogen flood-lighting has been installed, along with timer-controlled electrical outlets strategically placed throughout the rose garden, entrance lawn, and exterior signage areas.



- The spacious parlor has also been upgraded, which now allows it to be used for
 - Overflow dining guests, allowing a total of 40 dinner guests to be served simultaneously,
 - An elegant reception area for seating early guest arrivals, or even
 - A venue for wedding ceremonies



- The separate **private** dining room now boasts a custom-made dining table that seats 24, and



- The downstairs screened-in veranda has been upgraded for use for *al fresco* dining and cocktail receptions.



Three Owners . . . And Three Successes

The Inn at Gray's Landing has passed through three owners since John Bell:

- the first, from 1998 to 2004
- the second, from 2004 to 2006, and
- the third, from 2006 to 2021

Over the last 23 years of its 230-year history, the ***Inn*** has been used for many different revenue-generating events . . . *in addition* to renting out guest rooms.

Revenue-generating events like . . .

- Accommodation and workspace for legal teams representing clients at trials and hearings,
- Association lunches and dinners (e.g., for Rotary Club, Red Hat Society)
- Baby showers
- Birthday celebrations
- Board of directors' meetings
- Christmas dinners and lunches
- Cocktail receptions of all types
- Family reunions
- Fund-raisers for non-profit groups
- On and off-site catering for historical societies, hospital retreats, and school trainings
- Political party fund-raisers
- Presentations by financial planning firms to potential clients
- Special-occasion events (e.g., elegant Valentine's Day, Thanksgiving and Easter dinners, and themed events such as "Downton Abby" evenings)
- Tea parties (present-day, Victorian, and colonial-period)
- Town of Windsor meetings and planning sessions
- Wedding breakfasts, showers, and rehearsal dinners

And Then . . . A Freak Weather Event

The boundary separating Windsor and areas to the east is the **Chowan River** . . .

. . . which is so wide it takes 3 minutes to cross it – *at 70 miles an hour*.

In 1984, a freak weather event occurred: it froze ***hard as a rock!*** You could walk over it!

And this didn't happen again until 36 years later in 2018 . . . when the entire southeastern US was engulfed in a "Great Freeze".

Temperatures fell below zero . . . and stayed there for days.

Water pipes in houses in Windsor burst – as they did elsewhere in the South.

This unfortunately impacted *The Inn at Gray's Landing*.

Fortunately, the entire *Inn* and its contents were insured.

So, in the aftermath of the Great Freeze, the plumbing and everything else in the walls, floors, ceilings, and attic – every part of the *Inn* impacted by this unusual weather event – was completely replaced, repaired, and restored.

In other words, from a *structural* point of view, the insurance payout funded a substantial portion of the work necessary to return the *Inn* to its former condition.

However, despite funding from the insurance, this was a costly enterprise so costly, in fact, that the owner had to choose between funding her share of repairing the damage from the Great Freeze and performing regularly scheduled maintenance on the *Inn's* exterior.

So, essentially, after 16 years of running the *Inn* successfully, she has decided that it's now time to pass the *Inn* on to its new owner . . . an owner who can restore the *Inn* to its former glory . . .

. . . a new owner who's passionate about restoring grand, centuries-old Southern homes.

Put simply, the *Inn* is being sold "as is, where is, with all its faults and defects".

In light of the above, to facilitate transfer of the house to its new owner, *The Inn at Gray's Landing* is being offered for sale at a ***heavily*** discounted price . . .

However, this heavily discounted price doesn't buy "just a house".

Literally "Everything You Need" to Operate a B&B

The purchase price includes ***everything*** needed for the *Inn* to enjoy the same success it did over the 18-year period it was operated as a B&B.

Fully furnished luxurious guest rooms . . . spectacular oriental carpets . . . crystal chandeliers . . . a grand dining room, a separate private dining room . . . an elegant parlor . . .

All furniture and furnishings in five elegant guest rooms . . . a fully “loaded” commercial kitchen . . . all equipment needed for in-house- and off-site catering . . . original antiques and reproductions . . . silver tea service sets . . . full breakfast, lunch, and dinner settings for 45 and much, much more.

And the *Inn* is fully ADA-compliant and handicap accessible . . .

. . . including an exterior wheelchair-accessible ramp . . . extra-wide doors on all first-floor rooms . . . and a first-floor guest room (itself a B&B rarity) with a wheelchair-accessible shower.

An Incredible Tradition of Success

With all these amenities, it’s little wonder that the *Inn* received so many rave reviews over its 18-year period of operation . . . yes, you can read them all in the notebooks in the guest rooms . . .

And little wonder that year after year, guests returned – some of them booking the entire *Inn* for family reunions – years in a row.

In short, what’s on offer here is everything you need -- all the equipment and furnishings necessary – for running the *Inn* as successfully as it was run from 1998-2016.

Actually, none of the repair work that remains to be done to return the *Inn* to its former glory would prevent its new owner from receiving guests immediately. This is because the repair work mainly consists of refurbishing the *Inn*’s exterior, not its guest rooms or facilities.

In other words, the *Inn*’s interior remains so incredibly well-furnished and appointed that it would be perfectly possible for its new owner to use the revenue stream from guest stays to help fund the remaining work.

Think for a moment about the overwhelming advantages of owning a **completely furnished operation** . . .

Especially one with a stellar track record of success . . .

Success that can be repeated, given the right entrepreneur.

A Hidden Bonus . . .

What would a property like this – one ready to receive guests – cost?

. . . \$700,000 . . . \$900,000 . . . maybe even \$1.2 million?

Actually, the price the current owner is asking is nowhere near that . . .

And that's for a complete operation with **everything** needed to successfully run a B&B included!

Alternately, ask yourself this:

What would it cost – in terms of time **and** money – to convert a “virgin” property into a B&B?

You'd have to buy kitchen equipment . . . furnishings . . . carpets . . . bed linens . . . plates . . . silverware . . . and everything else.

And how ***long*** would it take until you could receive your first guest?

Well, I don't know exactly. But what I *can* tell you is that at a minimum, it would take months!

So, doesn't a fully furnished and equipped property make sense?

Now, the price the current owner is asking is a pittance when you consider all the furnishings and equipment this grand historic property includes . . .

And I'm going to talk about that in just a moment.

But first,

There's a “hidden” ***bonus*** to this property I want to share with you before I forget . . .

Right ***next door*** is a charming 3-bedroom cottage available as a separate purchase . . .

While the cottage needs a bit of re-roofing and is thus being sold “as is, where is, with all its faults and defects,” it's an incredible bonus opportunity!

A completely separate structure on a separate lot . . . with a ***huge*** front yard.

If you chose to operate this historic property as a B&B, you could live in the cottage next door yourself . . . or just use it as a quiet retreat when you want to get off by yourself . . .

But that's not all.

You could also use it to expand your business. For example, . . .

. . . You could rent it out to guests when you have a “full house” at the *Inn* . . .

. . . Or convert a portion of the spacious front yard to off-street guest parking for the *Inn*.

. . . Or rent it out to long-stay guests for yet more revenue . . .

A “Little Secret” No One in Windsor Wants to Talk About

Over Windsor’s entire 250-year history – Windsor was chartered in 1768 -- the Town has granted only **one** B&B license

. . . and it’s unlikely to **ever** grant another one . . . ever!

Which means that in all probability, you’d have a **monopoly** . . . if you chose to operate the property as a B&B instead of keeping as a family home.

Because there’s **literally nowhere else** in Windsor – or even all of Bertie County, for that matter – that’s suitable accommodation for B&B guests!

And here’s another “little secret” you should know about . . .

There’s a *chronic* shortage of 2- and 3-bedroom rental units in Windsor . . .

Which pretty much ensures continuous rental income on 1- to 6-month rental contracts . . .

. . . like renting out the 3-bedroom cottage I talked about earlier to “long-stay” guests

Make sense, doesn’t it?

But Don’t Expect This to Last Forever . . .

Now, the deal on the cottage referred to above is just like the deal on *The Inn at Gray’s Landing*.

It’s not going to last forever.

In fact, it could be sold out from under you at any time!

Now, when it comes down to business, no one can absolutely guarantee success.

And I’ll be frank . . . there definitely remains some repair work that still needs to be done on the *Inn* to get it into peak condition . . . which is why it’s being sold “as is, where is, with all its faults and defects” . . .

But when all is said and done, one simple fact remains . . .

The Inn at Gray’s Landing was successfully run as a B&B, restaurant, and on- and off-site catering business for 18 years . . .

Which **proves** that if you want to operate this historic home as a B&B instead of keeping it as a family home, you can make this property a success . . . if you've got the right entrepreneurial savvy and determination.

When it comes down to it, there's simply no other B&B opportunity on the market that offers so much for the price . . .

. . . and that has such a proven track record of success

. . . which really "stacks the deck" in your favor.

Now, at the ***incredibly low price*** of just \$399,000, this opportunity won't last long . . .

Particularly when you consider that the current owner paid **half a million dollars** for this property – ***back in 2006!***

Now, let's put this into perspective:

Half a million dollars in 2006 is roughly equivalent to **\$756,293** in 2021.

Which means that at the asking price of only \$399,000, this deal isn't going to last long . . .

So my advice to you is to move *fast!*

At least get some additional info about this grand historic property . . .

. . . or if you'd like . . . make an appointment for a private showing.

Either way, all you need to do is to [contact the Inn's marketing representative](#) . . .

. . . But do it right **now** while there's still time . . . before this opportunity is gone forever.

Remember:

Having a non-committal chat with [the Inn's marketing representative](#) . . .

. . . to get some additional info . . .

. . . or to set up an appointment for a private showing . . .

Costs you *nothing* . . . and obligates you to **nothing!**

Still feeling skittish about contacting the *Inn's* marketing representative? Maybe just a little "on the fence"?

Then check out the *Inn's* photo slideshow of interior and exterior pictures [here](#). You don't need to contact anyone to do that.

Now, I want to point out another reason why it's important for you to move **quickly** on this . . .

Shortly, the *Inn's* owner plans to move aggressively to widely advertise the *Inn* as a "fixer-upper B&B" on multiple media outlets, like . . .

. . . in New York . . .

. . . in major cities throughout the northeast, as well as on the west coast. . .

. . . and even internationally, targeting wealthy Canadian Chinese entrepreneurs . . .

. . . as well as marketing it privately to select investors . . .

Bottom line? If you think you might even be *remotely* interested in this property, it's time to **act**.

Remember: having a chat with the *Inn's* marketing representative costs you nothing . . . and **obligates** you to nothing. Her name and contact info are right [here](#).

Why not at least register your *interest* . . . **right now** while you know this deal is still available?

Go ahead.

Make the call . . . or at least send her an email . . .

Here's everything you need. Right [here](#).

Keep yourself in the running.

Keep this opportunity *wide open* . . . **just in case** you decide to act on it . . .

You have nothing to lose.

Now, I'm going to go out on a limb here. I'm going to bet that once you've . . .

. . . seen the *Inn's* photo slideshow of [interior and exterior pictures](#),

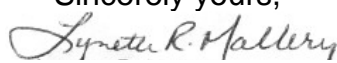
. . . had at [chat with or emailed the Inn's marketing representative](#) . . .

. . . and you've evaluated what *The Inn at Gray's Landing* has to offer . . .

You'll want to know even more about this remarkable property . . .

. . . and there's a good chance you'll want to set up an appointment for a private showing.

Take my word for it. You'll be glad you did!

Sincerely yours,

Lynette Mallery

P.S. And while you're at it, why not [request information about the 3-bedroom cottage](#) next door to the *Inn*?

It's a **great** rental property, even if you decide to keep the *Inn* as a family home – especially since there's such a shortage of rental units in Windsor!

But if you *do* end up running the *Inn* as a B&B, you could also . . .

. . . rent the cottage out to “overflow guests” when the *Inn* is full . . .

. . . or use it to accommodate guests with kids.

It's would also make a great place for the *Inn*'s owner or manager to live – a quiet retreat that ensures privacy for both the owner **and** guests alike.

It takes just a second . . .

[Request info about the cottage.](#)

Do it now. Satisfy your curiosity. You'll regret it if you don't.

P.P.S. I just thought of something else . . .

How could you possibly be expected to evaluate this property as a possible bed-and-breakfast inn if you've never owned a B&B before?

How would you know what to look for . . . and more importantly, what to watch **out** for?”

And how could you possibly know what an incredible opportunity the *Inn* actually is, given that you might want to run it as a B&B . . . other than the fact that it's a completely furnished and equipped operation that's been successfully run as a B&B for 18 years . . .

There's really only one way to know for sure . . .

And that's by getting ahold of a “handbook” on how to buy a B&B.

That's exactly why I want to send you a [free copy of a Special Report](#) **“The Insider's Guide to Buying a B&B”** . . .

. . . because I want to make sure you're able to objectively evaluate the offer I've outlined above with “eyes wide open”.

But please don't wait . . .

Other people reading this are considering buying this property **right now!**

Give yourself every advantage.

[Claim your free copy of "The Insider's Guide to Buying a B&B".](#)

It just takes a second . . .

Go right now to the [Special Report order page](#), and hit the "Download Now" button.

That's all there's to it. It's that easy!

Once you've claimed your copy of "[The Insider's Guide to Buying a B&B](#)," at your request, [the Inn's marketing representative](#) would be happy to share even more information about this incredible opportunity with you . . .

. . . like answering any questions you might have about the *Inn*, its history, or its potential . . .

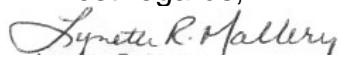
. . . **and** information about the many recreational opportunities – attractions, and natural and historical sites – within easy "striking distance" of the *Inn*.

Opportunities like . . .

- Exploring Ocracoke Island, the real-world haunt of Blackbeard the Pirate . . . the most ferocious pirate of all time . . . who made his home just a few hours' drive from the Inn!
- Examining the artifacts left behind by "ghost" colonists who vanished without a trace from the "Lost Colony" in 1587 . . . from a site located just two hours away.
- Visiting the battleground where George Washington defeated the British once and for all – and ended America's Revolutionary War.
- Discovering the site where Wilbur and Orville flew – and propelled humankind into the age of powered flight . . . which is just a two-hour drive away.
- Sailing nearly out of sight of land on an exciting 2-hour ferry boat ride that transports you to North Carolina's beguiling barrier islands, and
- Climbing America's most iconic lighthouse – where you can check out the view from 150 feet – and 1,000 steps – above sea level.

All this information and more about this incredible opportunity is yours absolutely **free**.

Best regards,


Lynette Mallery