

# For Sale By Owner

Premiere Northeast Kansas Bed & Breakfast

## *The Parsonage Guesthouse* *Holton, Kansas*



**Price:       \$ 389,900**

**Rare Turnkey Opportunity in beautiful rolling hills of NE Kansas, 5 BR/5.5 Baths, 3000 s.f., 2 blocks from historic town square & minutes from 3 casinos.**

**Lovely Victorian former Parsonage**--135 year old, totally renovated with updated electrical, plumbing, roof, paint, central heat and air, new wood stove, renovated chimney and wrap-around porch, private baths in every room, magnificent original woodwork, hard-wood floors, picket fence, gazebo, soaring ceilings, fireplace, built ins, and lead glass windows including stain glass original. Located within economically sound, county seat with outstanding schools and services, close to major metro areas, offering all the benefits of small town living with the convenience of major cities/airports. Beautifully maintained, successfully operated and highly regarded B & B since 1997.

**Total Turnkey** --Includes Antique furnishings, vintage décor, dishes, utensils, linens, and hospitality supplies--Center hall with 4 bedrooms on 2<sup>nd</sup> floor plus dramatic, Jacuzzi attic suite. Sits on 2 city lots in quaint historical town (population: 3300) in northeast Kansas--90 miles west of Kansas City, 25 miles north of the capital city of Topeka. Holton and the B and B were featured in the winter edition of *Kansas! Magazine*, 2005. Established, repeat customer base. Great potential for additional related businesses on-site. Kansas B & B Association, Friends of Downtown , Holton Area Chamber of Commerce.

**Contact**

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[www.parsonageguesthouse.com](http://www.parsonageguesthouse.com)

[www.goholton.com](http://www.goholton.com)