



# BENJAMIN ELLIS HOUSE

BED AND BREAKFAST  
215 POLLOCK STREET  
NEW BERN, NC 28560

**For Sale**



**KIMBERLY D WYNN, BROKER**  
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[www.buysellnewbernnc.com](http://www.buysellnewbernnc.com)



**COLDWELL BANKER**

**SEA COAST  
ADVANTAGE**



# BENJAMIN ELLIS HOUSE

## BED & BREAKFAST

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### HISTORIC DOWNTOWN NEW BERN

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Conveniently located in the Heart of the Downtown Historic District within walking distance to shops, restaurants, historic sites, river front walk and parks. Downtown New Bern includes a Historic District with nearly 500 contributing structures. Homes and commercial buildings within the district date to the early 1800's. The Business is comprised of the Benjamin Ellis House 6557 sf historic home which offers 9 Guest Rooms with private baths, spacious newly updated 1857 sf separate owner's cottage, and a garage/workshop with a 511 sf apartment.

The Benjamin Ellis House was built in 1852, enlarged in 1900 by Benjamin Ellis. He was a successful turpentine distillery owner/business man in town. The house remained in the ownership of the Ellis family till 1920. The Benjamin Ellis House is one of over 150 pre-1900 homes still standing today. Most have been painstakingly refurbished and returned to their former grandeur. The Ellis house was occupied from 1862 to 1865 by Company K, Forty-Fifth regiment, Massachusetts Volunteer militia.

In the early 1980's a couple (the Hansens) purchased the property and decided to turn it into an Inn. After several years of renovation, the house opened as the Harmony House Inn Bed & Breakfast in 1985. The Inn is celebrating it's 40<sup>th</sup> Anniversary this year as a vital part of the downtown New Bern Hospitality!

New Bern, NC is full of history and lies at the confluence of the Trent and Neuse Rivers.

# NEW BERN NC

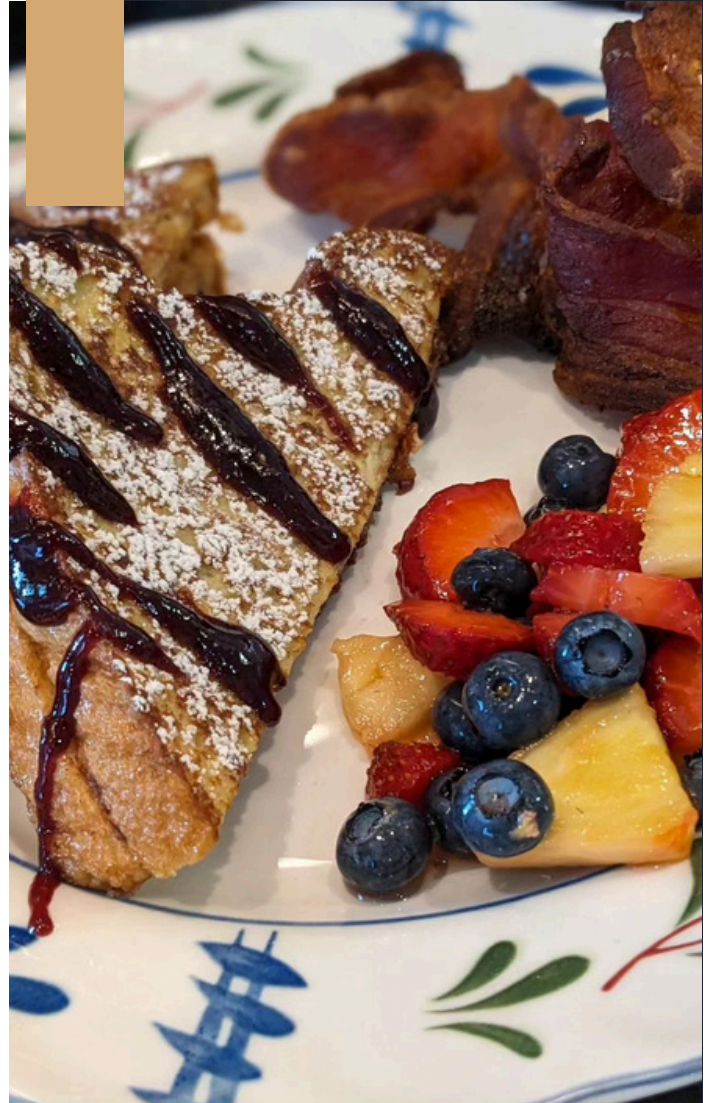
New Bern, NC is a charming historic city located in Eastern NC approximately 2 hours from Raleigh and 30 minutes to our Coastal beaches and towns. It boasts a rich history and attracts many visitors each year to tour the Tryon Palace History Center, and Home of Pepsi! New Bern is a year round destination for tourism and business travel. Our area accommodates large business' such as Moen, BSH, Weyerhaeuser, Hatteras Yachts and many other companies. New Bern is within 30 minute drive to two Marine Corp Bases. Population of the regional greater New Bern area Craven County is 104,000. Craven County offers a number of tourist attractions including Tryon Palace, and the Croatan National and Civil War museums/sites, and as well as the New Bern historic district. Tryon Palace, one of the most popular tourist attractions in the county, is the site of the Governor's Palace. New Bern was North Carolina's first colonial and first state capitol. Tryon Palace includes gardens, historic buildings, and the North Carolina History Center. Concerts, meetings, tours, and exhibits all help to draw people to Tryon Palace.

Our town hosts many annual events, festivals, fundraisers, corporate events and historic events that drive visitors from all over the world as well as nationally. New Bern is a "sister" city of Bern, Switzerland and we are one of the stops for European tourist. We are home to the Author/Director Nicholas Sparks with many of his books being based off of locations in Eastern NC. Two words to describe this area: History and Charm! This has afforded longevity and viability for business' in our downtown area including the 40 years Benjamin Ellis House has been offering lodging as a Bed and Breakfast!

The Inn's Website:  
[www.https://https://benjaminellishouse.com](https://benjaminellishouse.com)

New Bern Chamber of Commerce  
Craven County: [www.cravencountync.gov](http://www.cravencountync.gov)  
City of New Bern Historic District Guidelines

Other informative websites about New Bern:  
[www.visitnewbern.com](http://www.visitnewbern.com)  
[www.tryonpalace.org](http://www.tryonpalace.org)



*40 Year  
Anniversary!*

[WWW.BUYSELLNEWBERNNC.COM](http://WWW.BUYSELLNEWBERNNC.COM)

PARLOR

WWW.REALLYGREATSITE.COM



## GET INFORMATION



Located in the heart of historic New Bern, North Carolina, this restored property, originally built by Benjamin Ellis in 1853, has operated as a premier B&B since 1985. The Inn has three ground-floor rooms and six second-floor rooms including two luxury King suites. Rooms are equipped with private bathrooms including luxury bath amenities, Internet access, smart televisions, USB charging stations and individual climate control. The unique duplex architecture of the house with four extra wide hallways enhances the private getaway ambiance for a restful guest experience. A full width front porch offers guests a place to enjoy morning coffee or to relax with a glass of wine at the end of the day. Just four blocks from historic Tryon Palace and one block from the Riverfront Convention Center, the Benjamin Ellis House Bed & Breakfast is steps away from quaint shopping, art galleries, restaurants and other attractions. Free off street parking is available.

**\$1,750,000**



Beautiful Entry to greet Guests!

Large parlor available for guests to gather.



# CHEF'S KITCHEN

Owners took on an extensive renovation in 2016 to update to a commercial kitchen allowing additional income producing opportunities. Innkeepers were awarded a Restaurant Permit and currently offer intimate private dinners and cooking lessons.



Custom Family Antique Island does not convey will be replaced with stainless commercial island.



## SANITATION AREA AND LARGE WALK IN PANTRY

Additional area off of main kitchen for washing and sanitation. There is a ½ bath for employees included off this space. Down the hallway is a ½ bath for guests and a private office space for owners.



# GUEST ACCOMMODATIONS



## NINE GUESTROOMS WITH PRIVATE BATHS

Benjamin Ellis House presents nine guestrooms for its guests to choose from each featuring its own private bathroom.



## Swannanoa Suite



# Eno Suite



# Nantahala Suite



# Chowan Suite



# Waccamaw Suite



# Tallulah Suite



# Little Coharie Suite



# Coharie Luxury Suite





Original cottage was completely redesigned and renovated in 2020 by current owners. The space was beautifully designed with an open flow to the home with large living room, kitchen, dining area, office and full bath on the first floor. Second floor is entirely a private primary suite including large bedroom, workout area, large walk in closet and spa like bathroom. Laundry and storage round out the space.

# OWNERS COTTAGE 1857 SQUARE FOOT

Located on the back of the property allowing owners some privacy and separate living quarters from the Inn. Two car garage with one bedroom apartment upstairs also on property and offering another income making space for new owners.





① Level 1  
1/4" = 1'-0"

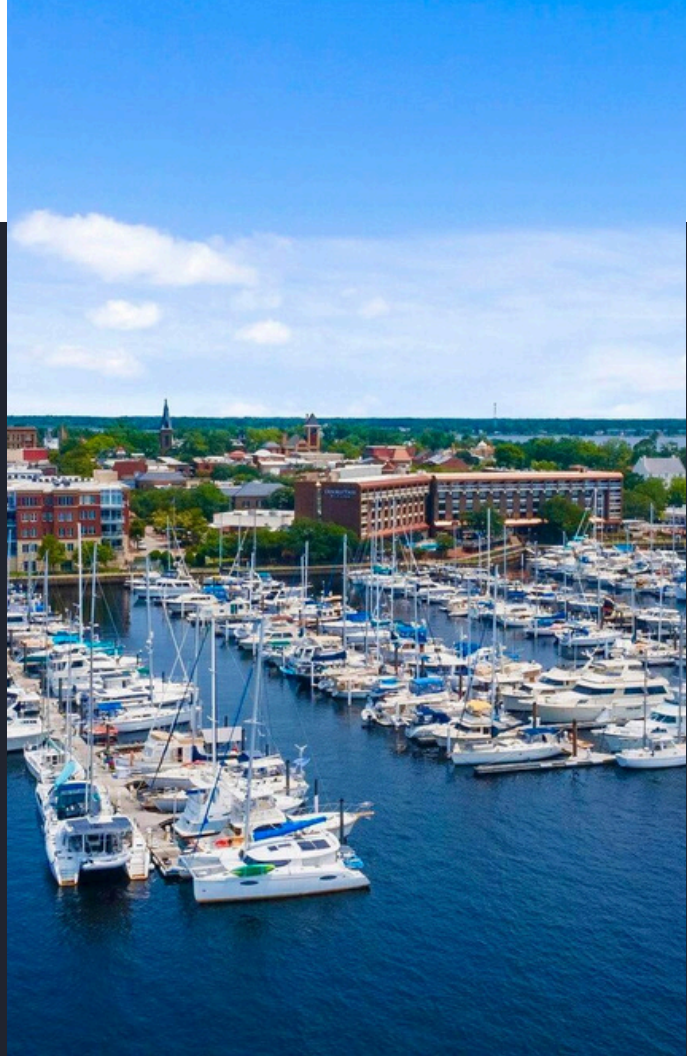
**Notes**

1. Exist. walls and partitions shaded.
2. All windows are new; reframe w/ new wd. intels, stud work, sheathing, damp proofing, siding and flashing as req'd. to accommodate the new work.
3. Option: furnish and install solid surface "Onyx" type shower system w/ linear stainless stl. drains (1) in downstairs shower, (2) in upstairs shower w/ low curb.
4. Insulation requirements: new work only  
attic/clg: R38 fiberglass or foamed-in polyurethane -- see a3.C  
infil walls: R13 fiberglass  
crawl space: R19 fiberglass
5. Vertical waste users shall be "Charlotte Seal Cast Iron."



# PRIME LOCATION

THE BENJAMIN ELLIS HOUSE OFFERS A HIGH QUALITY IN ITS CONDITION, THE FURNISHINGS THAT CONVEY WITH THE BUSINESS, THE AMENITIES AND THE SERVICES OFFERED AT THE INN. INCOME FOR THE INN IS MOSTLY DERIVED FROM ROOM REVENUE, WITH EVENTS, SMALL WEDDINGS, PACKAGES, MEETINGS, RETREATS, DINING EXPERIENCE/COOKING CLASSES AND RETAIL OPPORTUNITIES ADDING TO THE BOTTOM LINE.



**Average Daily Rate (ADR)                      \$157**  
**Average Occupancy Rate 2024    60%**  
**2024 Operating 5 days per week & closed 15 days in January**

**Gross Revenue 2024                              \$205,142.39**  
**( 8 rooms operated in 2024, closed Sunday & Monday and no income on apartment)**

**Projections of additional potential income if operating 7 days a week, with 9 guest rooms and rental income on apartment could bring in an additional \$120,000.**

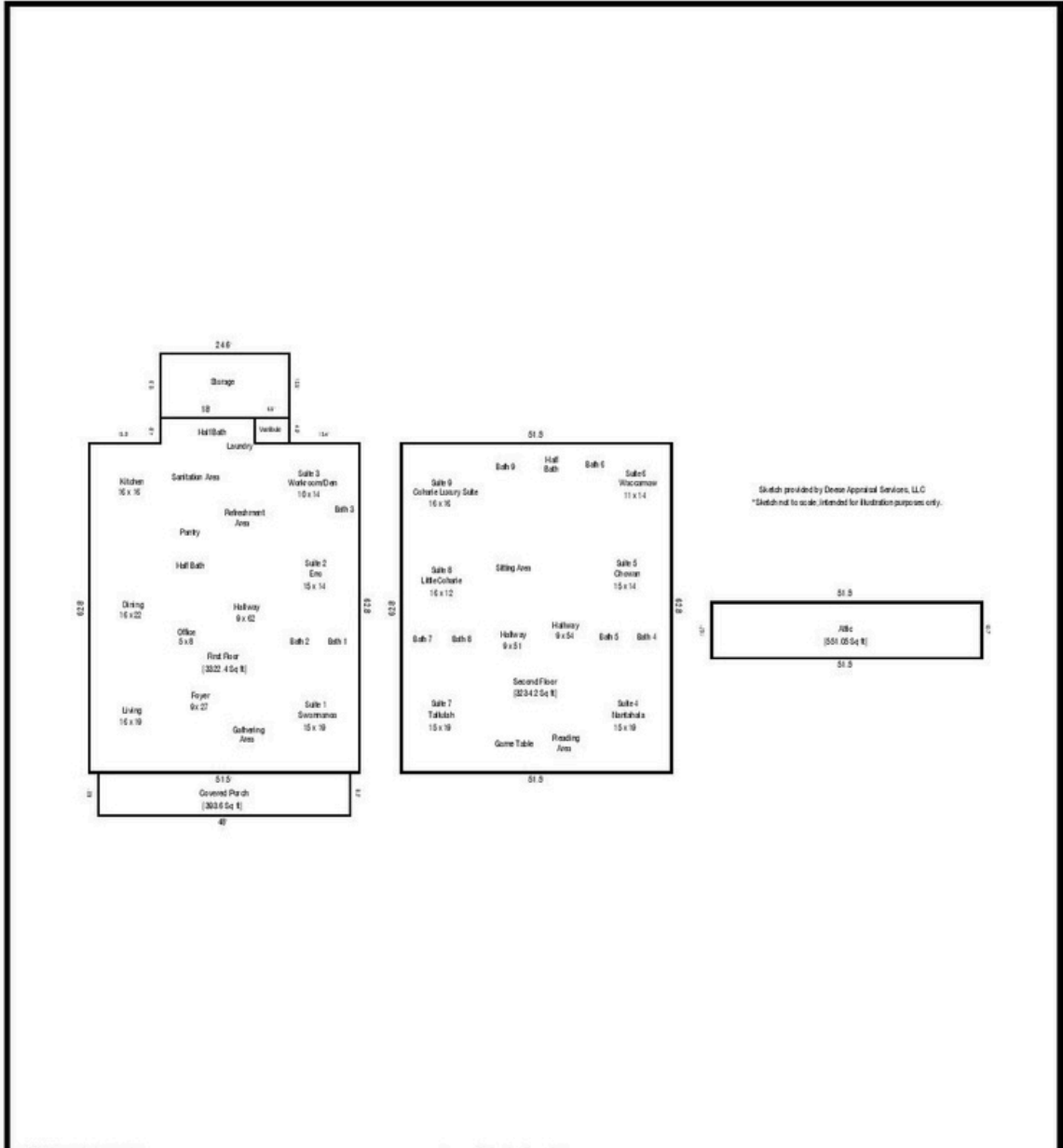


## OFF STREET PARKING

Property provides circle driveway to the back of property offering 11 parking spaces, two for owners and 9 for guests

## Building Sketch (Page - 1)

Client	Kimberly Wynn		
Property Address	215 Pollock St		
City	New Bern	County	Craven
Appraiser	Jordana Deese	State	NC
		Zip Code	28560



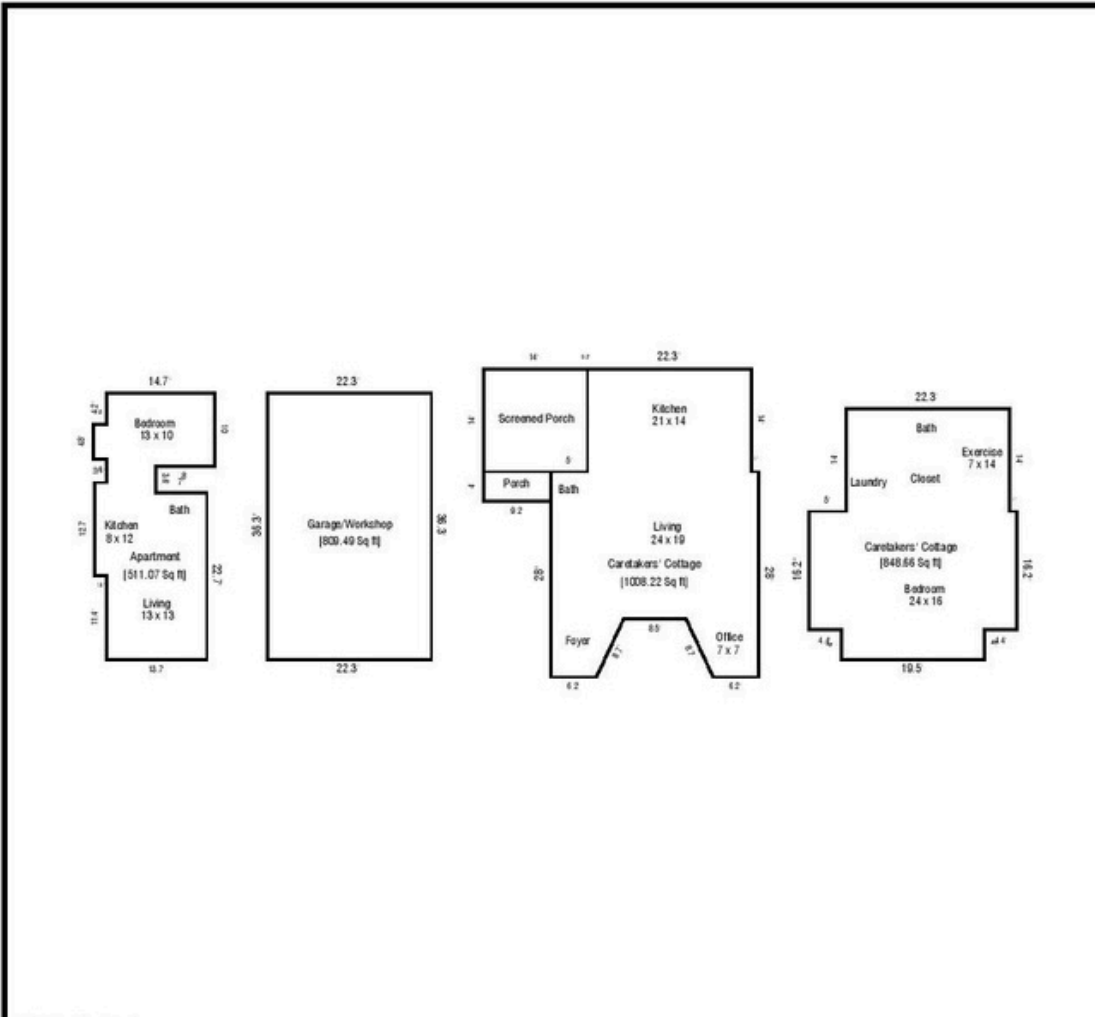
TOTAL Sketch by a la mode

### Area Calculations Summary

Living Area	Calculation Details	
First Floor	3322.4 Sq ft	51.5 × 62.8 = 3234.2 4.9 × 18 = 88.2
Second Floor	3234.2 Sq ft	62.8 × 51.5 = 3234.2
<b>Total Living Area (Rounded):</b>	<b>6557 Sq ft</b>	
Non-living Area		
Vestibule	32.3 Sq ft	4.9 × 6.6 = 32.3
Storage	302.6 Sq ft	12.3 × 24.6 = 302.6
Attic	551 Sq ft	10.7 × 51.5 = 551
Covered Porch	393.6 Sq ft	48 × 8.2 = 393.6

### Building Sketch (Page - 2)

Client	Kimberly Wynn				
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TOTAL Sketch by a la mode

#### Area Calculations Summary

Non-living Area	Total Area	Calculations
Caretakers' Cottage	1008.2 Sq ft	$22.3 \times 14 = 312.2$ $28.3 \times 20.1 = 568.8$ $7.9 \times 6.2 = 49$ $0.5 \times 7.9 \times 3.7 = 14.6$ $7.9 \times 6.2 = 49$ $0.5 \times 7.9 \times 3.7 = 14.6$
Caretakers' Cottage	848.7 Sq ft	$22.3 \times 14 = 312.2$ $19.5 \times 4 = 78$ $16.2 \times 28.3 = 458.5$
Garage/Workshop	809.5 Sq ft	$22.3 \times 36.3 = 809.5$
Porch	36.8 Sq ft	$4 \times 9.2 = 36.8$
Apartment	511.1 Sq ft	$12.7 \times 1.6 = 20.3$ $4.8 \times 1.8 = 8.6$ $10 \times 8 = 80$ $13.7 \times 22.7 = 311$ $13.6 \times 6.7 = 91.1$
Screened Porch	198.8 Sq ft	$14 \times 14.2 = 198.8$



George Waters House

Classical mantels with various combinations of bevelled mirrors, colonnettes, and applied decoration.

Waters, who served as the Craven County Register of Deeds in the early twentieth century, sold the house in 1910 to John F. Rhodes, a prominent building contractor responsible for erecting many of the city's finest early-twentieth-century commercial buildings, churches and residences. The house was owned by Mrs. Bessie Parsons from 1935 to 1981.



Benjamin Ellis House  
215 Pollock Street  
1852; enlarged ca. 1900

On November 17, 1851, Benjamin Ellis purchased the eastern half of lot 44 from the heirs of Francis Lamotte for only \$450. The low price of the lot indicates that the Lamotte family had made few, if any, improvements to the property since 1843, when two devastating fires had

consumed their house and nearly all of the other structures along this block of Pollock Street. Ellis, a prosperous young businessman active in the town's booming turpentine industry, had completed the construction of his new house by February, 1853, when he insured it with the North Carolina Mutual Insurance Company. Ellis's house is described in the policy as:

In Newbern on Lot No. 44 . . . these buildings are wooden and new with scuttle in the roof of the dwelling house and stairs leading to it. The dwelling house is 40 x 20 ft. with a single piazza on the South side 11 ft. wide with a finished sitting room in the East end[;] there are two chimneys and four fireplaces no stove. The kitchen is 22 x 20 ft. one and a half stories one chimney no fireplace a cookstove the pipe entering the chimney above the mantle a single piazza on the West side. Smoke house 8 x 10 ft. The Kitchen is 24 ft. South of the dwelling the Smoke House is 15 ft. West of the kitchen and 34 ft. South of the dwelling.



Benjamin Ellis House, 1863 photograph. *Society for the Preservation of New England Antiquities.*

According to the policy, the house had an estimated value of \$2700, the kitchen \$300, and the smokehouse \$75.

By 1860 Benjamin Ellis had acquired his own turpentine distillery, which, according to the census of that year, produced 6,500 barrels of rosin and 1,200 barrels of spirits of turpentine. These products then had a market value of \$36,000, making Ellis one of New Bern's most successful manufacturers of the prosperous years just prior to the Civil War. After the death of Benjamin Ellis in 1868, the house passed to his wife, Eliza H. Ellis, who resided in it until her death in 1899. The house remained in the ownership of the Ellis family until the 1920s.

As built in 1852, the two-and-a-half-story frame house had a symmetrical five-bay facade and a traditional gable-roofed form. It followed a typical center-hall plan and had interior-end chimneys which display exposed lower faces of common-bond brickwork — a popular local feature. The influence of the Greek Revival style can be seen in the use of the broad corner pilasters and the well-detailed block modillion cornice. A ca. 1863 photograph of the house shows it to have originally had a stylish Greek Revival portico with large square posts supporting a block modillion cornice.

According to the Sanborn insurance maps, the house was converted to its present duplex form between 1898 and 1904 — presumably this occurred after the death of Eliza Ellis in 1899. At that time, the house was actually cut in half and widened to its present six-bay form. The original stair, center hall and entrance door are incorporated into the eastern half, and a new stair and hall were then built for the western half. Other additions made at the time of the enlargement include the present full-width front porch, the shingled central gable, and much of

the large rear extension on the west side.

The interior of the original 1852 section retains much of its Greek Revival woodwork, consisting of three-part molded surrounds, post-and-lintel mantels, and flat-panel aprons beneath the first-floor windows. The original stair combines the late use of wave-form step-end brackets with more up-to-date turned newels and balusters like those seen on many of the town's houses of the late 1840s and 1850s. The attic was originally fully plastered and retains its simple board-and-batten doors.



Dr. John R. Justice House

**Dr. John R. Justice House**  
216 Pollock Street  
ca. 1845-1846

Distinguished by its conservative Greek Revival interior and exterior finishes, this intact brick townhouse was built ca. 1845-1846 for Dr. John R. Justice, a prominent physician and co-owner of a large turpentine distillery. The site upon which it stands was formerly a part of the large grounds and gardens of the old brick Haslen Mansion which had been one of New Bern's most important Georgian-period dwellings. The Haslen property was owned by Durant Hatch from 1817 until 1827, and subsequently by John Washington until his death in 1837 and by Washington's widow, Elizabeth, until 1845. The old Haslen house and nearly all of the other buildings on this block of Pollock Street were destroyed by the fire of

April, 1843. This devastating event was described in a letter from James West Bryan to John Herritage Bryan, dated May 7, 1843:

The old Castle Mr. Washington's late residence is a magnificent looking ruin — there is not a house left on the lot — the old warehouse too was consumed — the fire came up on Pollock Street to Mr. Martin Stevenson's & to the small buildings on the other side immediately east of the State Bank, burning every building on each side of the street from the water.

In May of 1845, Elizabeth Washington sold the entire Haslen property, consisting then of lots 3, 4, and 40, to Dr. Justice for only \$1,500 — a low price for such a large property, indicating that no structures of any importance were then standing on the lots. The house was evidently constructed for Dr. Justice immediately after he purchased

# NEW BERN NORTH CAROLINA



New Bern is a destination for many yearly events that drive a great deal of tourism to our area in addition to the historic sites and water activities. Here are a few with links to the sites:

[Heritage Homes Tour](#)  
[Ghostwalk](#)

[MS Bike Tour](#)

[Great Trent River Raft Race](#)

[MUMFEST](#)

[NC Plein Air Art Festival](#)

[Coastal Christmas Flotilla](#)

[Tryon Palace Candlelight Tours](#)

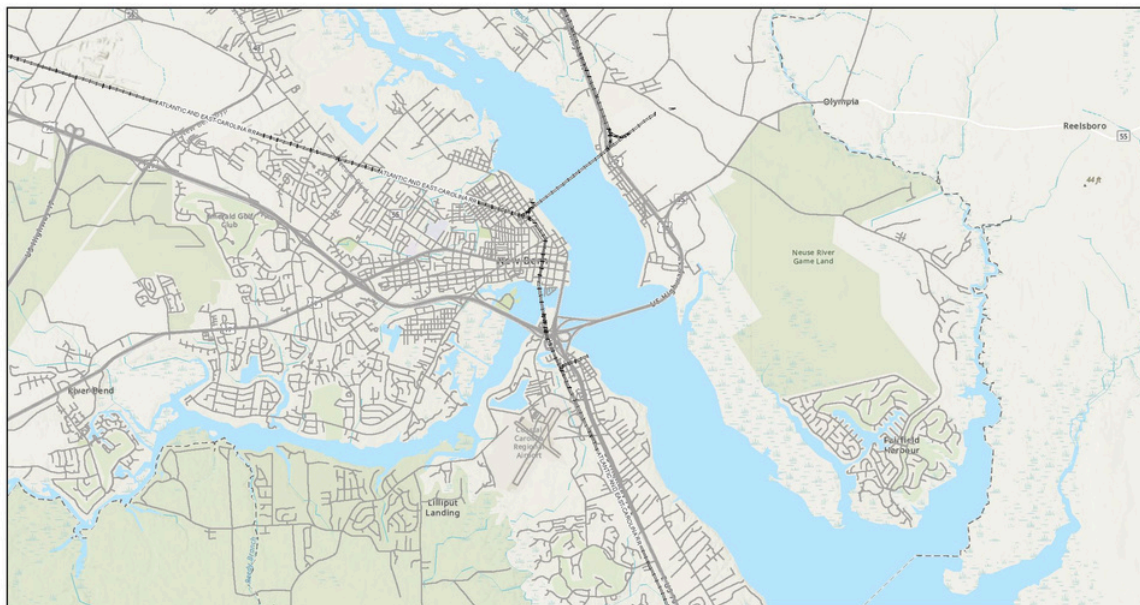
[Cherry Point Air Show](#)

[Tryon Palace Garden Lovers Wknd](#)

[Antique Show & Sale](#)

[Beary Merry Christmas Events](#)

This is just a sample of the many activities and events happening annually in our river front community. There are many many more.....



8/9/2025, 10:32:38 AM

----- Railroad  
——— Roads  
World\_Hillshade

1:74,473  
0 0.75 1.5 3 mi  
0 1.25 2.5 5 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NOAA, NASA, CGIAR, IN Robinson, NCEAS, INRIS, CIA, NMA, Geodätisches Institut, Rijkswaterstaat, GSA, Geoland.



## CONTACT

Benjamin Ellis House is an established and successful Bed & Breakfast. With a strong 40 year history as a viable and contributing business to the historic district, this remarkable property is as much an investment in legacy as it is in lifestyle. She is prime and ready for new owners to carry on the history.

FOR MORE INFORMATION CONTACT

**Kimberly D Wynn, Broker**



**PHONE :**  
**252-675-3306**



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