

The Bell House & Event Venue and Bed & Breakfast



Step back in time and embrace the charm of The Bell House, an epic 1870 estate nestled in the heart of downtown Griffin.

**132 E
College Street**
Griffin, GA 30224



**BERKSHIRE
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HOMESERVICES

GEORGIA
PROPERTIES

PROPERTY OVERVIEW

THE BELL HOUSE - HISTORIC EVENT VENUE AND BED & BREAKFAST



Step back in time and embrace the charm of The Bell House, an epic 1870 estate nestled in the heart of downtown Griffin. Built in an era when craftsmanship was an art and homes were filled with love, this enchanting property has witnessed generations of cherished moments. If its walls could talk, they would whisper tales of joyous celebrations, lifelong commitments, and memories woven into the very fabric of its existence.

Lovingly restored, this turn-key wedding venue and bed & breakfast, offering 3 bedrooms and 4.5 bathrooms, is a seamless blend of history and hospitality. The grand 4,188 sq ft event venue and charming 1,253 sq ft caretaker's cottage are filled with timeless elegance. Antique chandeliers cast a warm glow over original heart pine floors, while intricate wrought iron furniture, fine china, and period antiques create an atmosphere steeped in nostalgia. Sunlight filters through poured glass windows, illuminating the custom drapery and heirloom details that make every corner a tribute to the past.

The venue's carefully curated spaces offer both intimacy and grandeur. The Iris Room and Bluebird Room, original to the home, provide cozy retreats for guests, while The Bell Suite, added in the 1970s, offers versatility as a luxurious suite or an elegant dining area for up to 60 guests. Step outside into a setting reminiscent of a Southern garden party—brick-lined pathways wind through lush landscaping, guiding guests to the fountain garden, pool house, and the fire pit garden, where a charming stage invites music under the stars. Towering magnolias, cherry trees, azaleas, and a stately ginkgo tree, over a century old, complete the picture of timeless beauty.

Seamlessly blending history with modern convenience, the home is equipped with WiFi-controlled doors, video monitoring, and a fully appointed caterer's kitchen designed for large-scale entertaining. A 1958 Magic Chef gas oven with six burners, two ovens, a griddle, and a broiler anchors the space, complemented by pristine enameled metal cabinets, stainless countertops, and modern appliances—including a dishwasher, refrigerator, microwave, and coffee maker—all of which remain with the property. Just off The Bell Suite, a wet bar and coffee station add to the venue's charm, while a full-scale laundry and a three-station sink provide a commercial kitchen requirement.

The more modern caretaker's cottage offers additional living space with a cozy living room, modern kitchen, and an upstairs master suite with three closets and a private bath. A two-car garage completes this functional addition to the property.

The current owner purchased The Bell House with a vision—one that took shape through a meticulous three-year renovation, restoring the property to its full grandeur while crafting an exclusive Event Venue and Bed & Breakfast business model. Every detail, from the elegant interiors to the seamless event operations, has been thoughtfully designed to create an exceptional guest experience.

Due to the owner's primary full-time job, the venue has only operated at a fraction of its potential, maintaining a booking rate capped at 30%. With a dedicated, full-time operator at the helm, this property is poised to reach a 90% booking capacity, generating an estimated \$30K–\$50K in monthly revenue. The business is already in motion—events are scheduled, all furnishings and supplies are in place, and the foundation for success has been built. Now, all it needs is the right owner to take it to the next level.

From the first step onto its charming grounds to the final toast under its twinkling lights, The Bell House is a place where memories are made, love is celebrated, and history is honored. With a reputation for warmth and elegance, this turnkey venue is ready for its next chapter. Whether hosting intimate weddings, grand celebrations, or timeless gatherings, The Bell House isn't just a business opportunity—it's an invitation to become part of something truly special.

PROPERTY INFORMATION

Features

- ☞ Seven fireplaces (previously had gas run to them but capped; One Chimney was removed at the attic off the Iris Bedroom)
- ☞ Heart pine floors
- ☞ Original chandeliers
- ☞ Original crown molding (unlike the sitting room, which is more modern)
- ☞ Sheetrock was installed over the horsehair plaster, trim was adjusted for the thicker wall.
- ☞ Former HVAC register in the nook between the parlor and sitting room
- ☞ Original poured glass windows with storm windows
- ☞ Haint blue front porch ceiling
- ☞ All fireplaces are coal burning except for the dining room; gas lines are present but capped
- ☞ Six exterior doors: front door, back patio door, guest door (leads to parking lot), two doors off the Bell Suite, and storage room door off the Billiard Room (considered a service door)
- ☞ Front boxwood bushes circa prior to 1915 (picture is available)



Overall

- ☞ Built in 1870
- ☞ Wedding/Event Venue: 4188 sq ft; 3 bedroom, 4.5 bathrooms
- ☞ Caretaker's Cottage: 1253 sq ft; 1 bedroom, 1.5 bathroom
- ☞ Total: 5441 sq ft
- ☞ Zoned: Planned Commercial Development

Utilities

- ☞ City water, sewer and natural gas
- ☞ Bored well drilled in the 1980s for irrigation (still operational).

Lot Facts

- ☞ Corner Lot: .84 acres
- ☞ Parking Lot (off E College St): 12 spaces

PROPERTY INFORMATION

Foyer

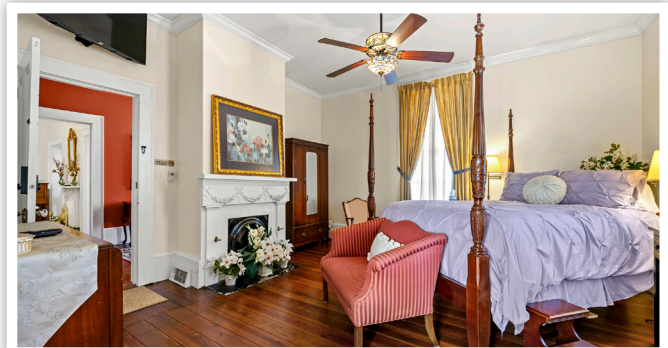
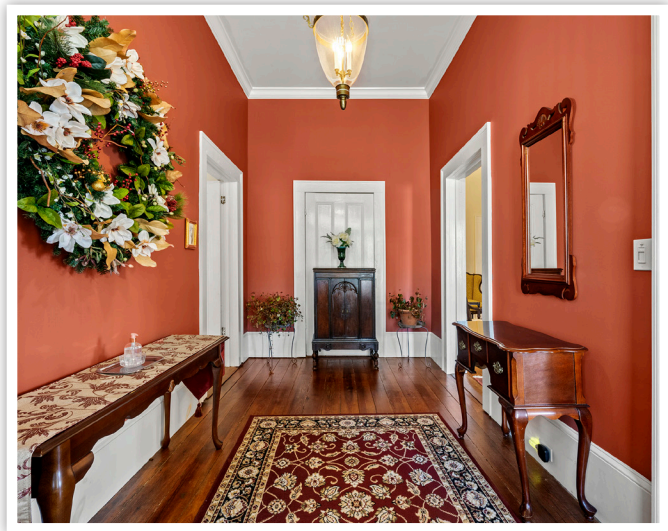
- Original front door and hardware. Frosted glass sidelights and transom at front door.
- Original heart pine flooring
- Period-authentic paint by Farrow and Ball sourced Dorset, England (~\$200/gal)
- Bell jar chandelier
- 12" Baseboards

Iris bedroom

- Original crown molding
- Sheetrock over horsehair plaster with a sheetrock ceiling
- Bathroom from the early 1900s with restored original fixtures (valves and O-rings etc)
- Possible 1958 remodel, including the bathroom
- 1958-era windows in the bathroom
- Non-original but old crown molding; sheetrock was installed over 2X10 to reinforce the ceiling.
- 11' ceiling
- Fireplace chimney removed
- 12" Baseboards
- Original poured glass windows
- Original fireplace mantle embellishment

Parlor

- 12' ceilings
- Original fireplace capped
- Original Waterford Crystal chandelier valued at \$12K+ (originally gas, now electric)
- Original poured glass windows
- Original crown molding
- 12" Baseboards
- Sheetrock was installed over the horsehair plaster
- Original heart pine floors
- Custom draperies with custom cornice boards are period specific



PROPERTY INFORMATION

Sitting Room

- ⌘ 12' ceilings
- ⌘ Original fireplace has been capped
- ⌘ Original antique crystal light fixture
- ⌘ Eight-blade, 48" diameter attic fan
- ⌘ Original heart pine floors
- ⌘ 12" Baseboards

Billard Room

- ⌘ Former bedroom with two closets. The room is currently a billiard and game room with closets used for storage.
- ⌘ Adjacent storage room was formerly a back porch and could be converted into a bathroom
- ⌘ Substantial crown molding
- ⌘ Fireplace (capped and not functional)
- ⌘ Custom made scalamandre wallpaper (~\$15k value)
- ⌘ Original-style sunroom French doors
- ⌘ 12" Baseboards
- ⌘ Ornate Fan-Louvre embellishments over the doors.

Storage Room (off the Billard room)

- ⌘ Exterior door is considered a service entrance
- ⌘ Two overflow refrigerators and ample supply racks
- ⌘ Attic access steps
- ⌘ Door behind refrigerator leads to the office

Butler Pantry

- ⌘ Private half-bathroom
- ⌘ Large Walk-in storage with ample storage shelves and racks
- ⌘ Ante room in pantry used as small office incides working secretary, printer, storage, etc.
- ⌘ FUN FACT: 50 martini glasses were found in the crawl space in peach baskets. They are stored in the closet off the closet/half bathroom and used for events.



PROPERTY INFORMATION

Kitchen

- ⌘ Catering Kitchen, ideal for restaurant use or multi-generational family meals
- ⌘ Industrial oven and stove with fume hood
- ⌘ Stainless steel cabinets
- ⌘ Dropped ceiling (Originally 12' ceilings, and are visible from the attic)
- ⌘ LVP Flooring
- ⌘ 1958-era windows
- ⌘ Pristine enameled metal cabinets with original hardware (from Lyon Aurora IL)
- ⌘ Original Rolltop breadbox
- ⌘ Original Pot Rack
- ⌘ Industrial Magic Chef gas oven (1958) with six burners, two ovens, a griddle and a broiler. (Parts are easily available online for repairs from www.antiquestoves.com)
- ⌘ New center Island
- ⌘ FUN FACT: Owner has 50-year old cookbooks with Ms Bell's original recipes she cooked in this kitchen.
- ⌘ Instant-on hot water via recirculating pump
- ⌘ Modern dishwasher, refrigerator and microwave
- ⌘ Stainless steel countertops
- ⌘ All remaining kitchen inventory remains (appliances, cuisinart pots & pans, cutlery, dishes, serving platters, mixing bowls, coffee pot etc.)

Breakfast Room (adjacent to the Kitchen)

- ⌘ Built-in glass cabinets (glass has been painted over)
- ⌘ Original built-in cabinets
- ⌘ Former porch
- ⌘ Cabinets are full of dishes for up to 50 guests including mis-matched china, crystal punch bowls (4-6) with cups. Popcorn machine is included.
- ⌘ 1958-style windows
- ⌘ Entrance from sitting room with transom over doorway
- ⌘ Parquet floor (1970's/1980's) and vintage wallpaper (1950's/1960's)
- ⌘ Charleston-style antique brass Chandelier



PROPERTY INFORMATION

- ⌘ Beadboard ceiling
- ⌘ Portrait is of Ms. Bell, a 1950's caterer, and grandmother of the prior owner

Dining room

- ⌘ Waterford Crystal Chandelier valued at \$18k + (originally gas, now electric)
- ⌘ Seats 12
- ⌘ Restored original horse-hair plaster walls
- ⌘ Original poured glass windows
- ⌘ Original heart pine floors
- ⌘ Wood-burning fireplace with capped gas line, Green Verde Marble marble hearth and brass andirons
- ⌘ Original heart pine trim, baseboards and crown molding
- ⌘ Period-specific custom drapery and cornice boards

Bluebird bedroom

- ⌘ Period-specific custom drapery and cornice boards
- ⌘ Original crown molding, original windows, baseboards and restored horse-hair plaster
- ⌘ New art deco ceiling fan
- ⌘ Bathroom added ~1940s/1950s (includes era-appropriate windows and early 1960s light fixture). Older style recessed lighting
- ⌘ Old but possibly non-original doors

Sunroom

- ⌘ Panoramic view of the garden and pool
- ⌘ Two ceiling fans
- ⌘ Double pane windows
- ⌘ Plantation shutters
- ⌘ Old style red brick floor is sealed
- ⌘ Exterior door leads to the gardens
- ⌘ Just outside is a stand heater, grill, and 2 wrought-iron table sets (glass-top table with 4 chairs each)



PROPERTY INFORMATION

Wet Bar/ Coffee Shop

- ☞ Wet bar with under-counter commercial refrigerator and brand-new commercial icemaker
- ☞ Liquor Cabinet
- ☞ Expansive countertop for party bar setup
- ☞ Glass Shelves with mirrored backing
- ☞ Pitcher filler and a glass rinser

Laundry Room

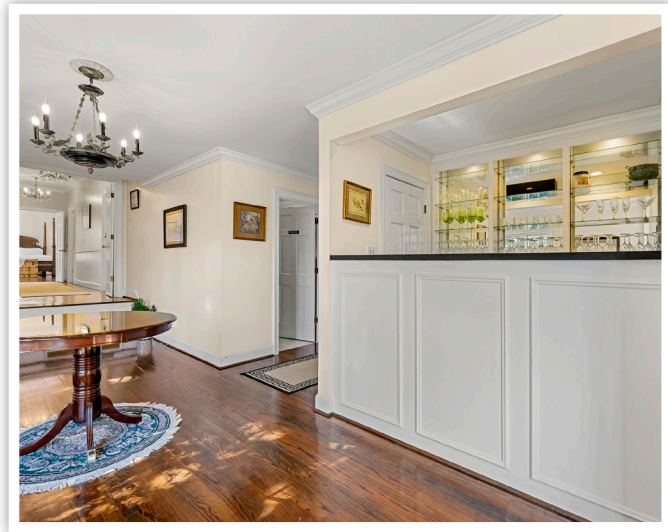
- ☞ Laundry sink
- ☞ Plenty of space for front load washer & dryer with cabinets and shelves for storage
- ☞ A hand wash sink, 3-station sink and mop sink (required for a commercial food service kitchen)
- ☞ Exterior door leading to the parking lot is flanked by laundry room and wet bar

Parking Lot Garden Veranda

- ☞ Located between the Parking Lot and the entrance next to the Wet Bar (Guest Entrance).
- ☞ Restored arch trellises Arches originally from the Atlanta Botanical Gardens, used for roses and jasmine
- ☞ Original gas-powered City of Griffin Street light was completely restored and converted to LED lighting.
- ☞ Large slate patio surrounded by a white picket fence
- ☞ Wonderful area for an after-hours wine tasting, coffee area or live music.

Bell Suite

- ☞ Circa 1974
- ☞ His and Hers full bathrooms with closets and custom built-ins in each closet. There are large mirrors at the end of the hall of each bathroom
- ☞ Hallway has 2 additional storage closets with show racks. Currently linens and towels.
- ☞ Antique chandeliers (2), added by owner, in hallway leading to the Bell Suite



PROPERTY INFORMATION

- Two separate glass doors flanking a large bay window lead to the gardens
- Bedroom size is 30'X40'
- The Bell Suite is also used for an event setup of up to 50-60 people
- Custom crown molding and custom millwork throughout the room
- Fandelier (chandelier and fan combination), added by owner
- Plantation panel-style shutters, custom made for all windows
- Original hardwood floors
- FUN FACT: Prior to cable television, there were rabbit ears for TV service. There is a large antenna up in the attic that takes up the entire attic space above the Bell Suite

Linens and Towels

- The linens, towels and table linens are all of very high quality, for a 1st class hotel experience. They are the same style of high quality linens and towels used at Hyatt hotels. They are made by '1888 Mills', which makes all of Hyatt hotels linens/towels. They were all acquired in 2018.
- Bed Linens: Each bedroom has 4 complete sets of bed linens, 6-8 pillows to include mattress covers, duvets, duvet covers, pillow liners etc.
- Table Linens: There are ~15 sets of white linen table cloths for folding tables, 50 sets of napkins.
- Towels: ~50 sets of bath towels, washcloths, hand towels and bath mats, all of very high quality similar to a Hyatt hotel.
- High quality blankets and comforters

Tables and Chairs

- An inventory of tables and chairs for 50-60 people. Several 6' folding tables with white resin folding chairs with seats. Chairs are stored on rolling dollies

Supplies

- Soap, Shampoo, body wash and makeup removal pads
- First Aid and sewing kits
- Rollaway bed and a Pram (basinet for a baby)



PROPERTY INFORMATION

Pool

- 🌀 Pool added in 1966
- 🌀 Concrete
- 🌀 9' at the deep end, which is square, and 4' at the shallow end, which is oval
- 🌀 New equipment (pump and filter) in 2017
- 🌀 Black aluminum fence with two child-proof gates installed around it
- 🌀 Landscape lighting
- 🌀 Automated Robot cleaner (new in 2022)
- 🌀 Fully restored wrought iron patio furniture and 2 loungers with cushions.
- 🌀 Heavy duty pool cover
- 🌀 Pad for hot tub is available for future use. It is plumbed and wired.
- 🌀 Stainless steel gas grill in the pool area
- 🌀 An outdoor box for housing cushions and items to be kept dry at the pool area.

Pool house

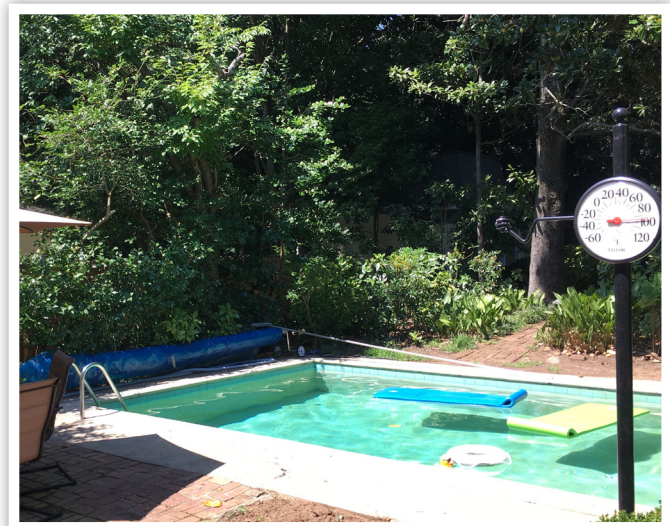
- 🌀 Shower
- 🌀 Storage
- 🌀 Sitting area

Fountain Garden (off the Bell Suite)

- 🌀 Restored wrought iron patio furniture, 12+ dozen sets: 6 tables with 4 chairs each; 4 bench seats, 4 extra chairs
- 🌀 Fountain is wifi controlled
- 🌀 Landscape lighting throughout the back garden
- 🌀 Pea gravel paths with custom made stepping stones

Firepit Garden with Stage

- 🌀 Large steel iron fire pit (48" diameter) with cover and fire tools
- 🌀 Firewood storage
- 🌀 Projector and portable movie screen for movie night
- 🌀 Four fully restored (sand blasted and powder coated) wrought iron tables and chairs for enjoying outside events
- 🌀 Large well landscaped garden including statuary, planters, etc.



PROPERTY INFORMATION

Landscaping of Property

- 🌿 200 Boxwoods, English and American
- 🌿 100 azaleas
- 🌿 Pathways edged in Liriope
- 🌿 Irrigation throughout property with timer system using well water
- 🌿 Patio areas enclosed with 100+ year old patinaed brick walls
- 🌿 Camelia bushes, 18 different heirloom hybridized varieties
- 🌿 Gardens are very mature with a very well-established root system
- 🌿 Well established cherry trees
- 🌿 Snowball bushes
- 🌿 Common Japanese and tea-cup Magnolia trees

Crawl space cellar

- 🌿 Can walk through the cellar with ample storage shelves.
- 🌿 FUN FACT: It has an old fashioned toilet with tank above the toilet where "back in the day" outside help could use the bathroom.

Outdoor Tool Storage

- 🌿 Located adjacent and behind a fence from the Fire Pit Garden
- 🌿 Building (8' X 10') lockable used to house garden tools
- 🌿 Lawn mower is located in this area
- 🌿 Backpack blower, handheld blower, edger, weed trimmer, backpack sprayer, and other garden tools included with sale located here in crawlspace storage of main house

Caretaker's cottage

- 🌿 Modern kitchen with ceramic floor
- 🌿 Living room
- 🌿 Half bathroom
- 🌿 Upstairs has the master bedroom, bathroom, 3 large closets and attic storage
- 🌿 Shared electricity with main house
- 🌿 Separate laundry facilities off the kitchen
- 🌿 2 exterior doors: The front door and an exterior door at the back off the pool
- 🌿 Fully insulated 2-car garage (garage doors installed in 2017)



PROPERTY INFORMATION

- ✧ 4' attic fan
- ✧ Built in the early 1970's

Mechanicals

- ✧ HVAC – 4 units all replaced in 2017
 - ✧ Gas Furnace
 - ✧ 1 HVAC unit for caretakers cottage, 3 HVAC units for the event center.
 - ✧ Wifi controlled thermostats
- ✧ Hot water heaters – 3 hot water heaters all replaced in 2017
 - ✧ Gas
 - ✧ 1 for caretakers cottage, 2 for the event center
 - ✧ Instant hot water due to a recirculating pump connected to the hot water tank
- ✧ Roof for the cottage and venue was replaced in 2021
- ✧ Roof for the pool house was replaced in 2017
- ✧ Video Cameras: There are 8 positioned around the exterior of the property and controlled by a cell phone.
- ✧ Door locks: wifi keypad entryway door locks that are controlled from cell phone app
- ✧ Ring Door bells: There are 2, located on the front door and guest door
- ✧ Simplisafe brand security system controlled from cell phone app

Renovations in 2017

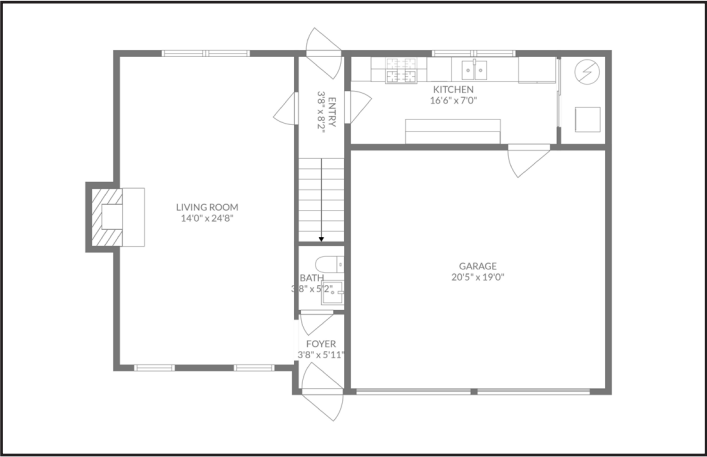
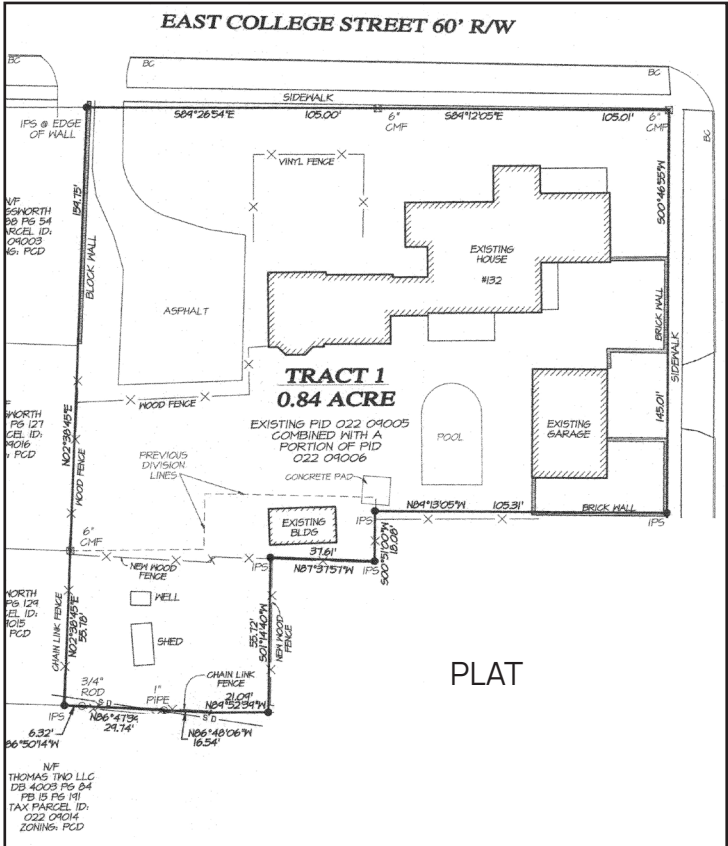
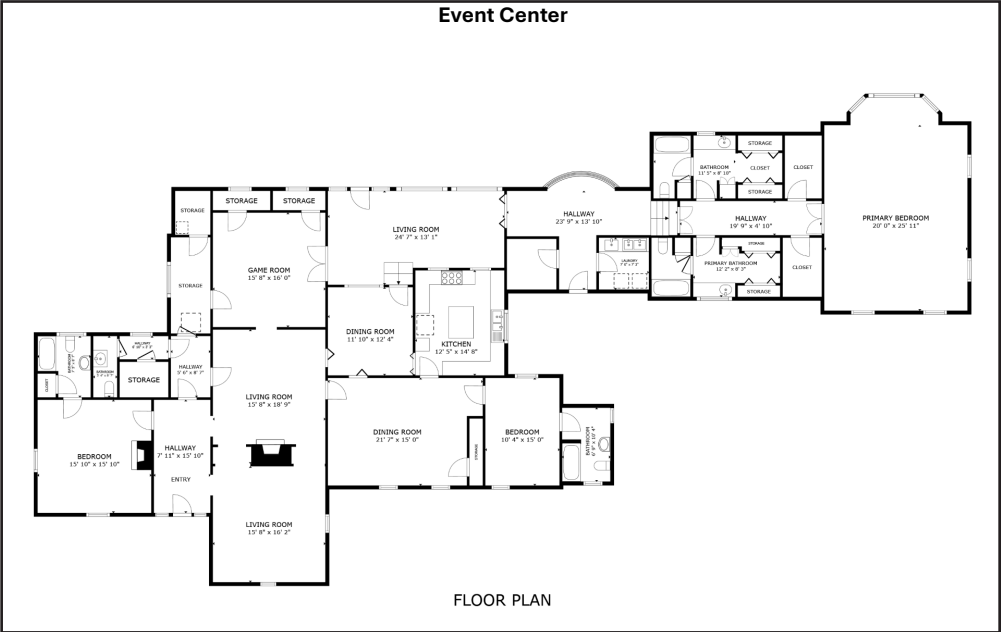
- ✧ New gutters
- ✧ House completely painted twice. Full coat of primer and two coats of paint, hand painted.
- ✧ Replumbed and rewired in 2017
- ✧ Property underwent a complete restoration, venue, cottage and grounds

Licenses

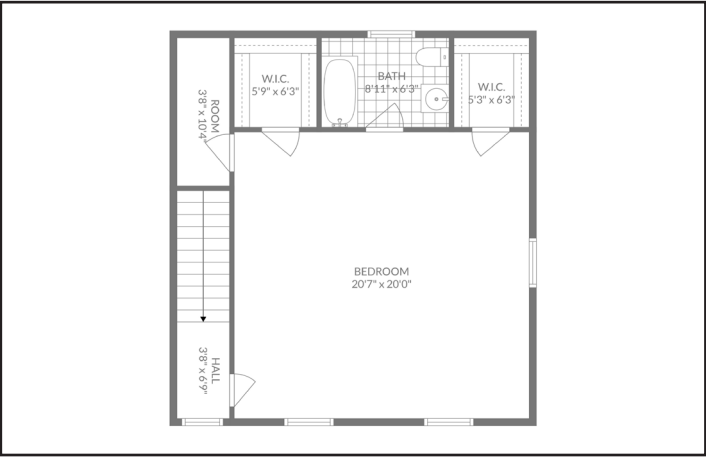
- ✧ Transferable liquor license – Beer and Wine only
- ✧ City of Griffin - Retail Consumption Dealer Beer/Wine
- ✧ State of GA – License to sell alcoholic Beverages
- ✧ Transferable Bed & Breakfast license – Tourist accommodation permit



FLOORPLANS AND PLAT



Caretakers Cottage - Floor 1



Caretakers Cottage - Floor 2

CONVENIENTLY LOCATED

132 E College Street
Griffin, GA 30224



Located Conveniently To Several Key Areas:

- 📍 0.5 miles to the Griffin Post Office
- 📍 0.3 miles to the Downtown Griffin Town Square
- 📍 25 miles or a 42 minute drive to Peachtree City
- 📍 35 miles or a 56 minute drive to Atlanta Hartsfield International Airport
- 📍 10.6 miles or a 13 minute drive to Interstate 75

INCLUDED IN THE SALE



With its striking corner presence at 132 East College St and South 6th St, The Bell House is a fully restored, turn-key wedding venue and bed & breakfast, seamlessly blending history and hospitality. Included in the sale is the grand 4,188 sq. ft. event space/B&B with 3 bedrooms and 4.5 bathrooms and the charming 1,253 sq. ft. caretaker's cottage, a private retreat with 1 bedroom and 1.5 bathrooms.

Every detail has been thoughtfully curated for a seamless transition to new ownership. The sale includes all furniture, fixtures, draperies, and high-end linens and towels from 1888 Mills, along with an exquisite collection of antique and modern dishware, glassware, and event essentials. Restored wrought-iron patio furniture enhances the outdoor spaces, ideal for intimate gatherings or grand receptions.

The heart of the venue—the kitchen—features a stunning 1958 Magic Chef gas oven with six burners, two ovens, a griddle, and a broiler, complemented by modern appliances, including a refrigerator, microwave, dishwasher, coffee maker, and popcorn maker. The wet bar is fully equipped with an under-counter refrigerator, commercial ice maker, pitcher filler, and glass rinser, with the current inventory of liquor included in the sale. A dedicated laundry area with a front-load washer and dryer, hand sink, and a 3-station sink supports both hospitality and potential restaurant operations.

Beyond the tangible assets, the sale includes all necessary business and liquor licenses, along with a comprehensive suite of intellectual property—B&B price lists, wedding packages, a business plan, vendor contact lists, and marketing guides. With a competitive offer, the seller will also provide one year of advertising on The Knot, ensuring continued visibility in the wedding market.

The caretaker's cottage includes all kitchen appliances and a washer/dryer, though personal belongings and furniture within the cottage remain with the seller unless otherwise agreed.

This is more than just an opportunity to own a venue—it's a chance to step into a thriving business with a rich history and an established reputation, ready for its next chapter.

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