

PICKETT
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A WEST & WOODALL COMPANY



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REAL ESTATE

MERRITT-WINSTEAD MANOR

HISTORIC BED & BREAKFAST & RETREAT PROPERTY FOR SALE

7891 Boston Road, Roxboro, NC



A HISTORIC MANOR WITH ROOM TO *CREATE*

Merritt-Winstead Manor is a beautifully restored historic property offering a rare combination of architectural character, acreage, and hospitality potential. Constructed in 1915 and recognized on the National Register of Historic Places, the Manor has been thoughtfully preserved while incorporating modern improvements and sustainable features.

Set across more than 6 acres in the peaceful countryside of Roxboro, the property provides a private, picturesque setting for overnight accommodations, gatherings, retreats, and events.

The Manor is currently being utilized as a successful short-term rental, providing an existing hospitality operation for a new owner to build upon. The property's size, layout, acreage, and setting also create an opportunity to pursue a broader hospitality or event concept, subject to applicable zoning, permitting, and approvals.





HISTORIC CHARACTER

1915 construction with Queen Anne and Colonial Revival influences, preserved architectural details, and National Register of Historic Places recognition.

SPACE & SETTING

7 bedrooms, 3.5 bathrooms, three levels, and more than 6 acres with a grand circular drive, ample parking, brick patio, established landscaping, and private grounds.

HOSPITALITY AMENITIES

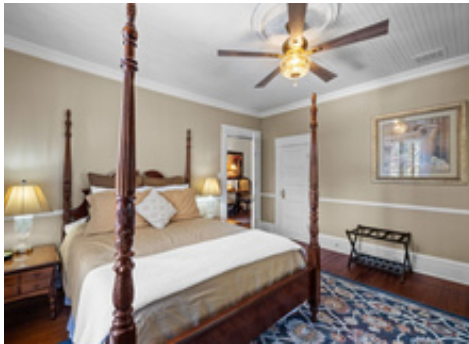
Currently operating as an Airbnb, with a carport, storage building, and inground swimming pool ready for restoration. The property's layout and acreage offer flexibility for overnight stays, gatherings, retreats, and events.

ADDRESS	7891 Boston Road, Roxboro, NC 27574
LIST PRICE	\$1,399,000
PROPERTY TYPE	Hospitality, Specialty
LOT SIZE	6.62 Acres
SQFT	5,170
YEAR BUILT	1915
STORIES	3
BEDROOMS	7
BATHROOMS	3.5
ZONING	



ONE PROPERTY WITH *MULTIPLE POSSIBILITIES*

Merritt-Winstead Manor offers the rare opportunity to transform a beautifully restored historic property into a destination built around hospitality, gatherings, retreats, and experiences. Currently operating as an Airbnb, the Manor already welcomes overnight guests while offering the space and setting to pursue a larger commercial vision, subject to applicable zoning, permitting, and approvals.



BOUTIQUE BED & BREAKFAST

Merritt-Winstead Manor's historic architecture, well-equipped kitchen, and existing guest accommodations provide the ingredients for a distinctive boutique hospitality concept.



WEDDING & EVENT VENUE

With more than seven acres, the property offers an exceptional canvas for weddings, private celebrations, and special events. The expansive setting provides flexibility to create an intimate, destination-style experience.



RETREAT CENTER

The Manor's peaceful countryside setting and existing hospitality infrastructure create an ideal foundation for corporate offsites, retreats, workshops, and wellness experiences.



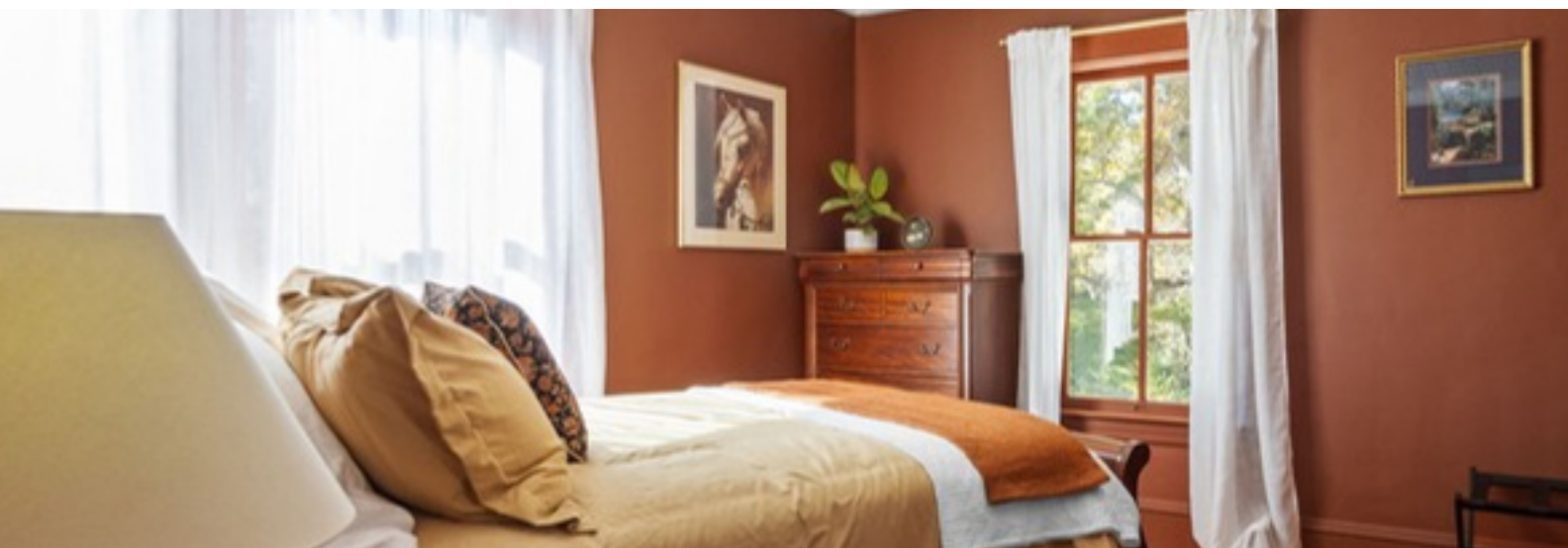
GROUP & FAMILY GETAWAYS

Seven bedrooms, 3.5 baths, multiple levels, private grounds, and distinctive architectural details create an inviting setting for groups seeking a memorable stay with a sense of place.



Cozy sitting rooms, ample dining spaces, and a thoughtfully appointed kitchen create the perfect backdrop for gathering, entertaining, and making guests feel at home. From intimate conversations to shared meals, the Manor's common spaces complement its potential as a distinctive hospitality, retreat, or event destination.





With more than 5,000 square feet and seven bedrooms, the property offers comfortable accommodations for overnight guests. Each space reflects Merritt-Winstead Manor's timeless character while providing the flexibility to support a variety of hospitality concepts.





More than six acres of private grounds create a picturesque setting for gatherings, celebrations, retreats, and outdoor experiences.



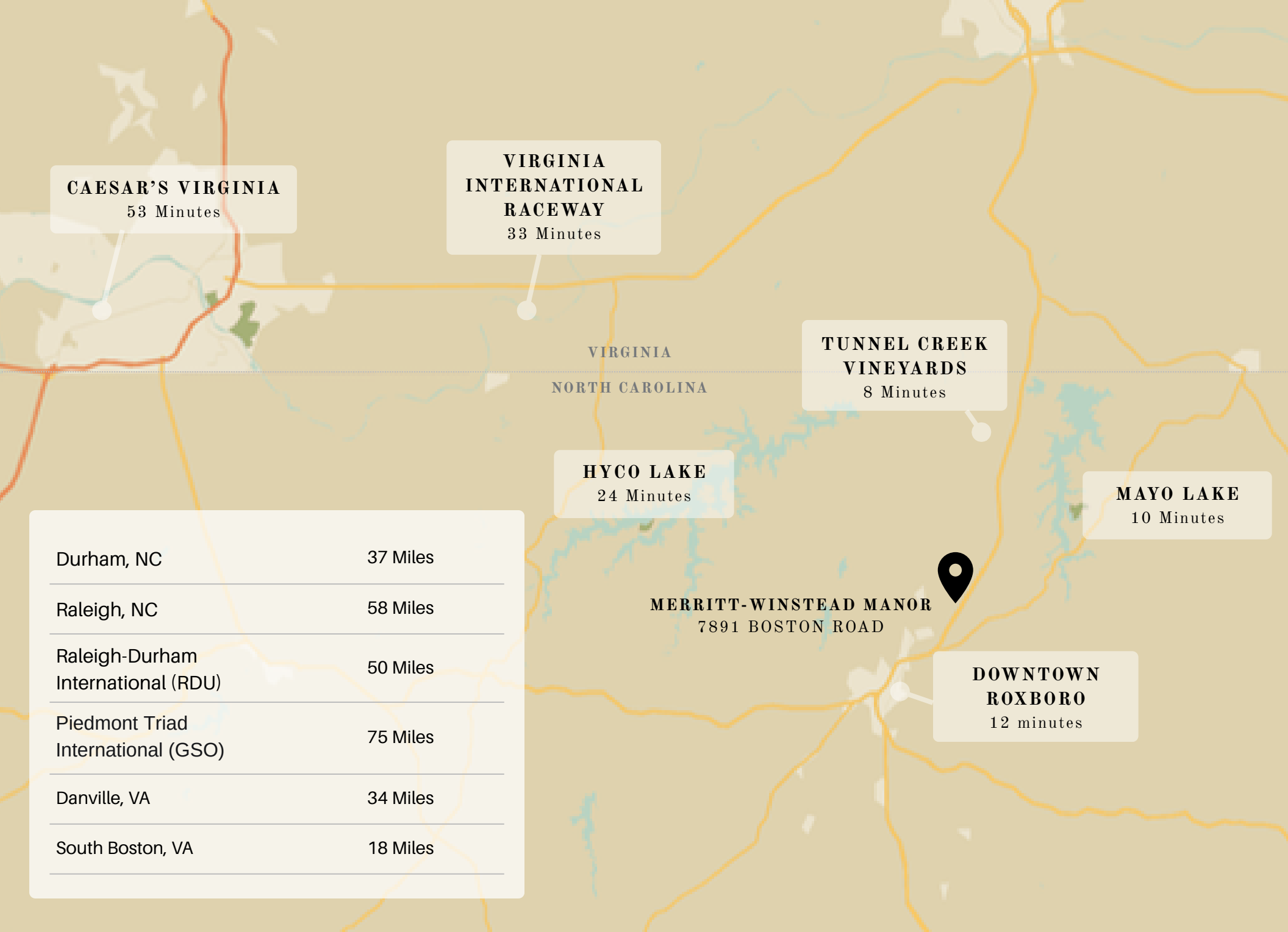
A ROXBORO LEGACY

For more than a century, Merritt-Winstead Manor has been part of the story of Person County.

Built in 1915, Merritt-Winstead Manor is a recognized piece of Person County history, blending Queen Anne and Colonial Revival architecture with enduring character. The home was expanded in 1934 and later carefully preserved by Mary Elizabeth Merritt Winstead, who was born here in 1918.

Mary Lib dedicated much of her life to preserving historic properties throughout Person County, including the Manor, which earned a place on the National Register of Historic Places.

Today, the Manor offers an opportunity to carry that legacy forward—or create a new chapter for this remarkable property.



CAESAR'S VIRGINIA

53 Minutes

**VIRGINIA
INTERNATIONAL
RACEWAY**

33 Minutes

**VIRGINIA
NORTH CAROLINA**

**TUNNEL CREEK
VINEYARDS**

8 Minutes

HYCO LAKE

24 Minutes

MAYO LAKE

10 Minutes

MERRITT-WINSTEAD MANOR
7891 BOSTON ROAD

**DOWNTOWN
ROXBORO**

12 minutes

Durham, NC 37 Miles

Raleigh, NC 58 Miles

Raleigh-Durham
International (RDU) 50 Miles

Piedmont Triad
International (GSO) 75 Miles

Danville, VA 34 Miles

South Boston, VA 18 Miles