



Dewey Property Advisors



HIGHLAND LAKE INN & RESORT

86 LILY PAD LANE | FLAT ROCK, NC

LODGING • RESTAURANT • EVENTS • RESORT SALE INFORMATION

MARKET FLAT ROCK, NC



86 Lily Pad Lane, Flat Rock, NC 28731

FOR SALE: \$5,300,000

Rare opportunity to own an outstanding, well established, turn-key resort in the heart of historic Flat Rock, NC on 25 gorgeous acres bordering Highland Lake.

Great potential to be converted into a wellness retreat, conference center, religious assembly, educational campus, corporate event center, or other special purpose resort.

HIGHLIGHTS

- Incredible 25 Acre Resort
- Lake access with new dock
- Award-Winning Restaurant
- Private Dining Rooms
- Special Events Hall
- Meeting and Conference Rooms
- 65 Guest Suites across a variety of types of cottages, cabins and inn-style buildings
- Pool with Covered Pavillion
- Tennis Courts
- Office & Administration Building
- Garden House / Owner's Retreat (Optional: \$700,000)



SEASONS AT HIGHLAND LAKE

This 180-seat fine dining restaurant includes a fully equipped chef's dream commercial kitchen and private dining rooms.

The award winning restaurant currently offers breakfast, lunch, and dinner.



ADDITIONAL PHOTOS - SEASONS RESTAURANT



WOODWARD HOUSE

The Woodward House has a classic bed and breakfast feel with Victorian décor. It takes its namesake from Colonel J.C. Woodward, who originally operated the property starting in 1919 and founded the Carolina Military and Naval Academy in the 1920s.

Each of the 16 spacious guest rooms has a private bath and is decorated uniquely giving each its own character.

The living room and lobby areas offer a fireplace, library, sunroom, and full kitchen.



THE HISTORIC LODGE

The 20-room lodge was originally a dormitory for Camp Highland Lake. The Lodge retains its charm with beautiful hardwood floors and wooden décor.

The common room features a large river rock fireplace, wormy chestnut bar area, and large screen TV.

A game room with a pool table, ping pong, and foosball is located on the lower level.

The spacious common areas and great views make this the perfect place for people to gather!





THE GRAND OLE HALL

This venue is perfect for hosting large groups and special events.

It has a banquet kitchen, separate bar area, a large banquet area that can be divided into two areas, and the outdoor deck that looks over the organic garden and serene lake.

The Grand Ole Hall's capacity is approximately 200 guests. Featuring a new roof and beautiful new flooring.





KUDZU COTTAGE

The Kudzu Cottage is located next to the Season's restaurant, and accommodates approximately 60 guests for meetings or gatherings.

It has hardwood floors, large windows, a gas fireplace, and a separate breakout room.

PRIMROSE COTTAGE

This 735-SF stand-alone, one-of-a-kind suite features a spacious dining area, inviting living room, and a large bedroom with a luxurious whirlpool tub, dual fireplaces, a carved four-poster bed, two TVs, and a private outdoor deck. Recent updates include a brand-new roof installed in 2025.



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POOLSIDE COTTAGES

The historic poolside cottages offer all the amenities of home including full kitchen, living room, and multiple bedrooms.

The six cottages were originally officers quarters for the Carolina Military and Naval Academy. They have been restored and updated with all modern conveniences, while maintaining their historic charm.

CABINS

The five duplex cabins were originally used to house children at Our Lady of the Hills Camp. These rooms are perfect for those who enjoy a more laid back experience. Each duplex offers a small and large room, which can be rented separately or as adjoining units, offering a total of 10 cabin rooms. Each porch is equipped with rocking chairs and swings.



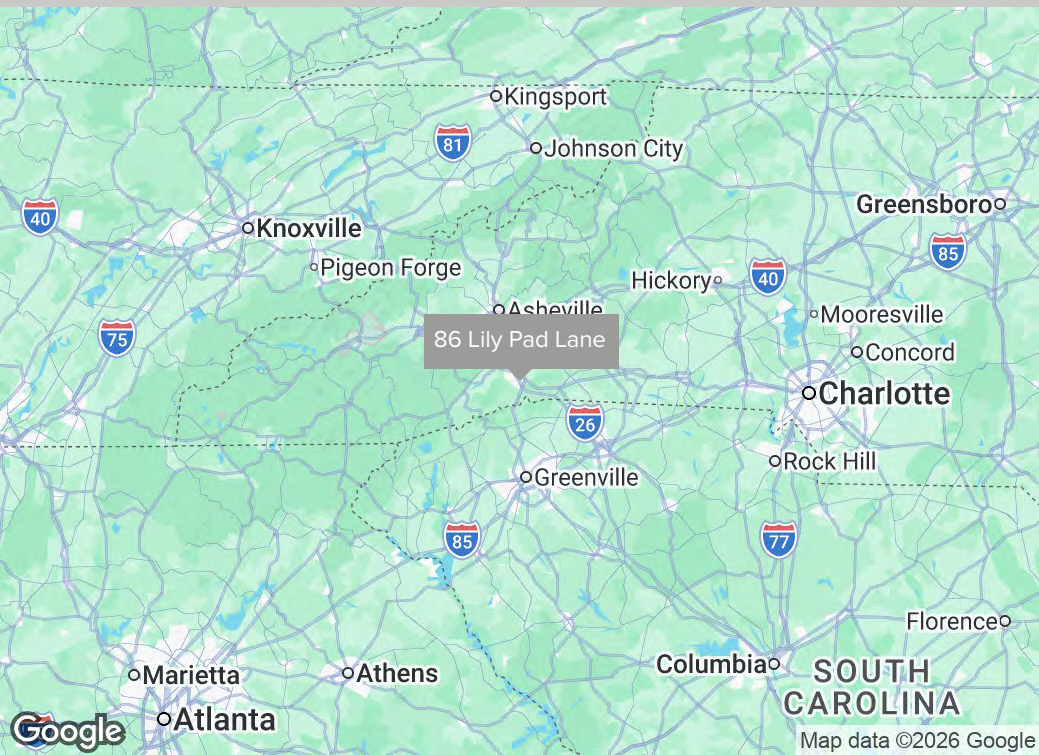
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SITE PLAN





LOCATION DESCRIPTION

The Inn is located in the heart of historic Flat Rock, North Carolina, rich with history, tradition, and beauty, a place where people come to visit and many choose to stay. Flat Rock is home to the Carl Sandburg Home, a national historic site; the Flat Rock Playhouse, the state theatre of NC; and many wonderful shops, galleries, and restaurants.

The Village of Flat Rock is built around a tremendous outcrop of granite that is said to have been the site of Cherokee Indian gatherings as well as a site used by early traders. The main rock is mostly flat and large portions remain exposed on the grounds of the Flat Rock Playhouse. Thus the community became known as Flat Rock. The village was placed on the National Register of Historic Places as the Historic Flat Rock District in 1973.

From I-26 E: Take Exit 53 (Upward Road) and follow Upward Road to N Highland Lake Road, to Lily Pad Lane.

LOCATION DETAILS

Market	Flat Rock
County	Henderson

PROXIMITY TO MAJOR HUBS

15 Minutes to Asheville Airport
45 Minutes to Greenville/Spartanburg
2 Hours to Charlotte, NC
3 Hours to Atlanta, GA
4 Hours to Charleston, SC
8 miles from the South Carolina State Line
Elevation: 2,205 FT







UPGRADED FEATURES

- 3 Bedrooms / 2 Bathrooms – spacious, comfortable living spaces
- Three-Car Garage – plenty of room for vehicles, golf cart, and storage
- New Roof (2025) – updated for peace of mind
- Whole-House Generator – reliable power during outages
- New HVAC System – efficient heating and cooling
- New Water Heater – ensures consistent hot water
- New Kitchen Appliances – stylish and fully functional

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