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2301 Netherland Inn Road, Kingsport, TN 37660

$349,000 · MLS #10002271 · 1 bed / 2 bath · brphomes.com/mls/10002271



1	2	1,500	1818	0.56
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1818
Lot Acreage: 0.56
Fireplaces: 2
Above Grade Sq Ft: 1,500
Lot Dimensions: 102.93X116.9 IRR

City Taxes: $890.65
County Taxes: $856.45
Basement Sq Ft: 300
Garage Sq Ft: 0
Elementary School: Washington
Middle School: Sevier
High School: Dobyns Bennett

Description

A rare opportunity to own a piece of Appalachian history. Dating back to approximately 1818, the historic Martin House is full of early American character, remarkable craftsmanship, and timeless charm. Built by John Martin, a tailor in the early Boatyard community, this distinctive residence is located in Kingsport's historic Boatyard District and listed on the National Register of Historic Places.

Situated along the Kingsport Greenbelt pathway, once part of the historic stagecoach route, the property offers

picturesque views of the Holston River and a connection to the area's early Appalachian settlement history, when flatboats carried settlers, salt and other goods along the river.

The home's historic character is showcased through its beautiful hardwood floors, two stone fireplaces, an impressive 35 foot limestone chimney, and a foundation constructed of hand-cut stone, reflecting the remarkable craftsmanship of the era. A charming double porch offers inviting spaces to relax and enjoy the river views.

The home offers one bedroom, two full bathrooms, and a charming attic loft that provides additional flexible space.

Thoughtfully renovated in 2011-2012, the home received updated plumbing, electrical systems, windows, insulation, central heating and air, cabinetry, appliances, and bathroom and lighting fixtures. Recent improvements include a new roof and new water heater in 2026.

Blending historic charm with modern convenience, the property features a commercial-grade Ubiquiti home network with integrated security cameras and smart door access. The smart entry system includes a built-in camera and convenient app-based control, allowing owners to monitor access and remotely assign unique entry codes. Two Samsung Frame televisions are also included, one on each floor, designed to look like a painting of your choosing when not in use to preserve the home's historic ambiance.

The farmhouse-style kitchen features Mexican copper sinks, granite countertops, hickory cabinetry, a GE Cafe gas range with electric oven, and a convenient pot filler.

Whether enjoyed as a full-time residence or explored for potential guest accommodations, the Martin House offers a unique opportunity to own a distinctive piece of Tennessee's early history. Alternative uses are subject to applicable zoning regulations and buyer verification.

According to FEMA flood maps, the residence is situated outside the designated flood hazard area. The property is located within Kingsport's PVD (Planned Village Development) zoning district. Buyer and buyer's agent to verify all zoning and flood map information.

The neighboring historic Ross-Thomas House at 2305 Netherland Inn Road is also available for purchase, presenting a rare opportunity to acquire two neighboring historic properties. MLS#: 10002272

The property is offered in as-is condition, with a home warranty offered to the buyer. Owner/Agent. All information deemed reliable but not guaranteed. Buyer and buyer's agent to verify.

Features & Amenities

INTERIOR

Built-In Gas Oven • Cellar Basement • Central Air • Central Heating • Den Fireplace • Dirt Floor Basement • Double Pane Windows • Dryer • Drywall Walls • Electric Dryer Hookup • Electric Heating • Exterior Entry Basement • Finished Attic • Fireplace Heating • Gas Log Fireplace • Gas Range • Granite Counters • Hardwood Flooring • Heat Pump • Interior Entry Basement • Living Room Fireplace • Loft • Plank Flooring • Refrigerator • Remodeled • Restored • Sitting • Smoke Detector(s) • Stone Fireplace • Sump Pump Basement • Two-Level • Unfinished Basement • Washer • Washer Hookup • Window Treatments • Wood Walls

EXTERIOR

Asphalt • Attached • Balcony • Covered Porch/Patio • Fishing • Front Porch • Garden • Historic • Level Lot • Metal Roof • Parking Spaces • Rear Patio • River Front • Rolling Slope Lot • Stone Exterior • Stone Foundation • Water View • Wood Siding Exterior

OTHER

Above Average Condition • Cable Available • Public Sewer • Public Water • Updated/Remodeled Condition

Listing courtesy of Berkshire HHS, Jones Property Group

SCAN TO VIEW ONLINE
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