



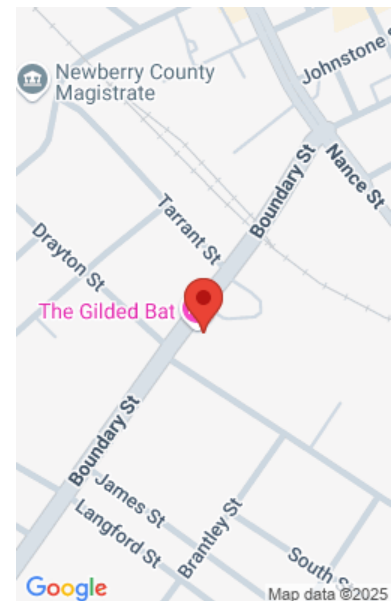
\$650,000

## 808 BOUNDARY STREET

<https://vizorealty.com>

Step Into Southern Gothic Elegance: The Gilded Bat at the Historic Ruff Cobb House. A rare chance to own one of South Carolina's most distinctive historic properties—now operating as a themed bed and breakfast. Built in the 1850s and in need of repair, was acquired by Preservation South Carolina in 2020, the Ruff Cobb House is a showplace now fully restored with attention to detail. Current owner rehabilitated the home to be reimagined as The Gilded Bat; an immersive, gothic-inspired inn just steps from downtown Newberry. This stately home features soaring 12-foot ceilings, eight original fireplaces, ornate moldings, original hardwood floors, and vintage light fixtures. Every space—from the dramatic parlors to the central staircase—has been curated to honor the home's antebellum roots while offering guests a moody, theatrical atmosphere found nowhere else. The Gilded Bat currently operates as a boutique B&B with themed rooms, gourmet breakfasts, in-room dining, and seasonal events such as Victorian murder mysteries, gothic teas, and literary gatherings. Its reputation for style and hospitality is well-established. The sale includes the entire business operation: all antique and designer furnishings, décor, lighting, beds, linens, art, and fixtures; the full brand identity including website, domain, social media accounts, professionally designed logo, photography, and established booking systems; a growing guest database; and props and materials for events and photo shoots. Local vendor relationships are in place and ready to support continued operations or expansion into weddings, retreats, or film production. Located at 808 Boundary Street in the heart of historic Newberry—just a short walk from the Newberry Opera House, restaurants, galleries, and boutiques—this home is both a destination and a cornerstone of the community's cultural life. Whether you're an investor, creative entrepreneur, or preservation-minded buyer, this property offers the rare combination of restored beauty, commercial viability, and untapped potential. A legacy you can live in—and a business you can grow. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may a

- 6 beds
- 4 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 3940 sq ft



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# Basics

**Date added:** Added 4 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 4 baths  
**Area, sq ft:** 3940 sq ft  
**Year built:** 1850  
**TMS:** 343-6-6-7

**Listing Date:** 2025-04-29  
**Type:** Single Family  
**Bedrooms:** 6 beds  
**Half baths:** 0 half baths  
**Lot size, acres:** 0.7 acres  
**MLS ID:** 607504  
**Full Baths:** 4

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# Building Details

**Price Per SQFT:** 164.97  
**New/Resale:** Resale  
**Heating:** Central,Multiple Units  
**Water:** Public  
**Garage Spaces:** 1  
**Exterior material:** Brick-All Sides-AbvFound

**Style:** Antebellum  
**Foundation:** Crawl Space  
**Cooling:** Central  
**Sewer:** Public  
**Basement:** Yes Basement

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# Amenities & Features

**Garage:** Garage Attached, side-entry

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# HOA Info

**HOA:** N

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# School Info



**School District:** Newberry County  
**Secondary School:** Newberry

**Elementary School:** Gallman  
**High School:** Newberry

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## Listing Courtesy Of

**Listing Office:** Blackstream International RE LLC      **Listing Agent:** Michael, Bedenbaugh

