



HISTORIC JAMES KINNEY FARM HOUSE

BELMONT, OH



Entire House 6 guests 4 bedrooms 4 beds 2 baths



- We have a lovingly restored 1863 brick Farm House designed to relieve stress and reintroduce you and your family to nature’s awesome beauty. The house resides on a privately owned, multi-acre working farm listed on the National Register of Historic Places. Inside are 8 beautiful rooms with hardwood floors, a fully updated Kitchen, 1st floor Utility Room with full bath, plus a 2nd floor shower & bathroom combo. Upstairs are 2 queen beds and 1 twin day bed, and downstairs is 1 queen couch bed.

ACCOMMODATIONS

The inside space is fully furnished, so expect modern accommodations. Some aspects of the home, such as the shutters, woodwork, and historic corbels, are still under renovation, so you can occasionally expect to see our certified contractors working outside and around the property. All contractors carry identification which they can produce on demand – feel free to ask anyone you see around. Other folks, like our neighbors, may visit from time to time. This is a working farm, and our neighbors manage cattle below the large, white Main Barn, tended to by them (you might even meet them as they go about their daily chores). Outside, there are two backyard areas suitable for family reunions, a wedding party, or other events with permission. Please see the Guide Book for more information, or contact us directly.

SERVICES AND COMMON AREAS

Guests can access all parts of the house except the attic and basement. Outside, signs indicate where guests can roam on the property, but in general, no access to outbuildings or the Main Barn, and please look for the Rental Boundary signs which designate the area.



Live in Belmont, Ohio
 Speak English and Spanish
 Work in Country Mile Farm LLC



SERVICES / BASIC	
	Air conditioner
	Dryer
	Core items
	Heating
	Zone to work with computers
	TV
	Washing machine
	Wi-Fi


ATTENTION TO THE GUESTS

The family who owns this property has three brothers and a sister-in-law who visit regularly throughout the year. When they are not in town, we have an AirBnB Co-Host who assists with guest questions and any potential house issues. If we are in town, we would be glad to meet you and say hi! Most often, the family member(s) stay over on the next hill in what we call the Ranch House, also owned by the family.

OTHER HIGHLIGHTS



- We do perform general maintenance on the surrounding buildings during the year, and our neighbors manage cattle and the hay making operation on the property. We will continue to improve the house, shutters, downspouts, painting, etc.
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DISTRIBUTION OF BEDS

 BEDROOM 1 1 queen size bed	 BEDROOM 3 1 sofa bed
 BEDROOM 2 1 queen size bed	 BEDROOM 4 1 single bed



HOST: David, Randy & Lisa, Ron

-  Belmont, Ohio
-  2019 Verified

We are the Simpson family! I'm Randy and my wife is Lisa, and along with Dave and Ron, we own and operate the Historic James Kinney Farm House rental on AirBNB. This was our home growing up! Our father and mother, Floyd and Shirley Simpson, became caretakers of this farm and the house during the late 1950's. Over the years, we went our separate ways and established lives elsewhere. But with our parents passing, we were all drawn back to the family home, and realized it needed some pretty significant improvements. Since 2016, we've been renovating the main house and outbuildings, trying to keep the historic nature intact while providing modern amenities to travelers eager to experience nature in a comfortable environment. Dave, Ron, Lisa and I are happy to have your family stay at our beautiful home as we complete renovations and enhance the space. We think you will enjoy being out in the country, breathing fresh air, and watching gorgeous sunsets!

Languages: English, Spanish

Response rate: 100%

Response time: in less than one hour

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THE NEIGHBORHOOD

The nearest major shopping is in St. Clairsville Ohio, but there are lots of other villages and towns (like Belmont, Centerville and Barnesville) nearby for quick shopping needs. As for the farm itself, we do limit the AirBNB guest area to about 50 yards in most directions around the house. For safety purposes, it is best not to leave small children or pets near the highway (St. Route 147) or the livestock areas. You can, however, take a family walk in nearby woods and peer into the windows of the historic Summer Kitchen, the brick building outside the Farm House. The Summer Kitchen was used to cook food for the Kinney family during the summer harvest season.

If one of the family members is around, we can take you inside for a closer look!

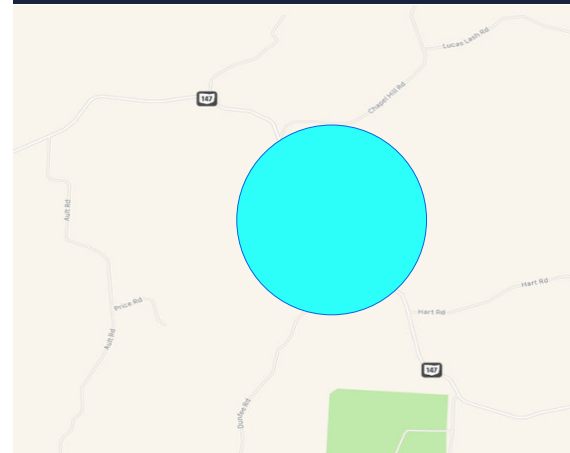
LOCAL EVENTS

For info about local events, please visit the Belmont County Tourism website:

www.visitbelmontcounty.com

TRANSPORTATION

Although Uber and Lyft say they are in the area, they are not yet very reliable. A rented car is a much better option. We have plenty of outside parking so feel free to park close to the house in the designated area (s).





HOUSE RULES



Not suitable for infants (under 2 years)



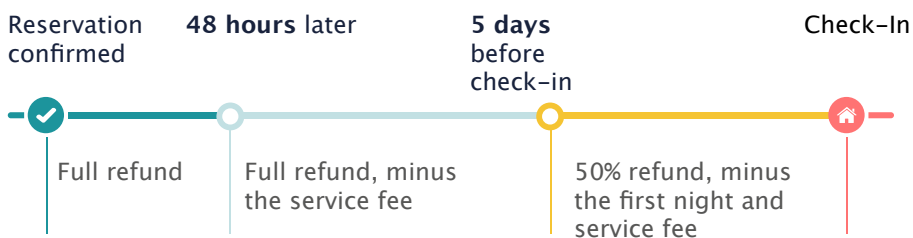
No smoking

- Inside the house, please do not lean on bannisters, attempt to enter the Basement or Attic without our permission, or pull up floor boards (we removed the gold bars years ago).
- This historic farm house is finished with basic renovations, but there is always something to do! While we work to make your experience even better, we would appreciate guests keeping the floors and walls clean and free of fingerprints and pet “accidents” (like most places). Also, we rent pasture land to our neighbors, so please look for the Rental Boundary signs posted around the property, which in general extends about 50 yards from the house in any direction. Please, no smoking or loud parties – we cater to families, those interested in learning about Ohio history, and folks with a love for the outdoors. Most of the out buildings are locked, so if you are curious or want to see something, please ask either the Co-Host or one of the family members.

CANCELLATIONS

Moderate · Free cancellation for 48 hours

- Dangerous animals on property – The local area does have coyotes, but in most cases you will not see them as they are afraid of humans.
- Livestock live on property – Cattle down below the Main Barn and fenced off, which are owned by our neighbors. There are plenty of deer around too, and they can be seen from the house!
- Amenity limitations – We have limited supplies of basic household items available, like toilet paper and paper towels, soap and shampoo, etc.
- Potential for noise – State Route 147 has plenty of local traffic, including large trucks, so expect some weekday traffic noise.
- Must climb stairs – The stairs have 14 steps, but we have a couch bed and full bathroom on the first floor for your convenience.
- Surveillance or recording devices on property – We have outside cameras only, solely for property protection and local law enforcement support.



THINGS TO KEEP IN MIND



CHECK-IN:
2PM - 12AM



CHECKOUT:
10AM

YOU MUST ALSO ACKNOWLEDGE



Dangerous animals on property



Livestock live on property



Amenity limitations



Potential for noise

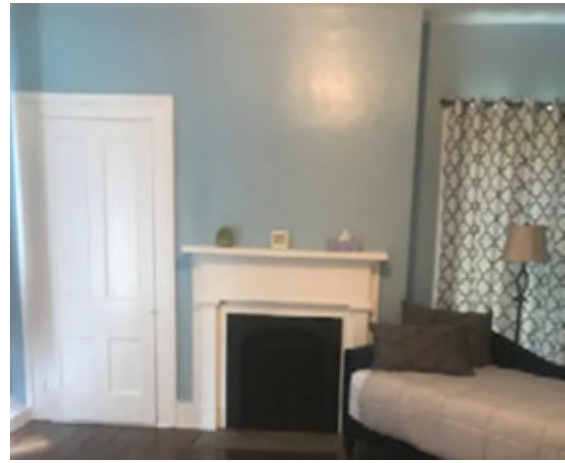


Must climb stairs



Surveillance or recording devices on property





For more information please visit:
bit.ly/historicjameskinneyfarm_airbnb