

\$300,000 - 12814 Appel Rd Se, LITTLE ORLEANS

MLS® #MDAL2011804

\$300,000

5 Bedroom, 4.50 Bathroom, 3,269 sqft

Residential on 1.20 Acres

NONE AVAILABLE, LITTLE ORLEANS, MD

****ACCEPTING BACKUP OFFERS****

Where history meets adventure. Nestled on the edge of Green Ridge State Forest, this one-of-a-kind property offers a rare blend of historic charm, thoughtful updates, and outdoor appeal. Originally a one-room schoolhouse and later a bed and breakfast, the home has been transformed with care and creativity. The custom kitchen and great room feature a 6-burner stove, leathered granite countertops, and live-edge maple shelving, complemented by a cozy coffee/bourbon bar that adds warmth and character.

Breathtaking views of the surrounding mountains, a tranquil stream, and abundant wildlife create a peaceful backdrop, while nearby access to the Potomac River, C&O Canal, Western MD Rail Trail, and Billâ€™s Place Tavern makes this a dream setting for hikers, bikers, kayakers, hunters, and fishermen.

The top-floor bedroom includes a private deck with serene views of 15 Mile Creek, perfect for quiet mornings or starry nights. The expansive yard offers a fire pit area and a Trex deck, ideal for relaxing or entertaining in natureâ€™s embrace.

For those interested in income potential, the property includes a glamping tent and suite listed on Hipcamp, with strong possibilities for Airbnb hosting.



Recent updates make this home truly move-in ready: a new standing seam metal roof in 2021, a full remodel in 2023 with new HVAC, electrical, flooring, and completely renovated kitchen and bathrooms, and fresh interior and exterior paint with new siding in 2024.

A unique opportunity to own a beautifully updated property filled with history, comfort, and adventure.

Built in 1870

Essential Information

MLS® #	MDAL2011804
Price	\$300,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,269
Acres	1.20
Year Built	1870
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Active Under Contract

Community Information

Address	12814 Appel Rd Se
Area	Cresaptown - Allegany County (MDAL5)
Subdivision	NONE AVAILABLE
City	LITTLE ORLEANS
County	ALLEGANY-MD
State	MD
Zip Code	21766

Amenities

Amenities	CeilingFan(s)
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Interior

Appliances	Dryer, Washer, Dishwasher, Stove
Heating	Heat Pump(s)
Cooling	Central A/C
Has Basement	Yes
Basement	Partially Finished
# of Stories	3
Stories	3

Exterior

Exterior	Vinyl Siding
Foundation	Other

School Information

District	ALLEGANY COUNTY PUBLIC SCHOOLS
Elementary	FLINTSTONE
Middle	WASHINGTON
High	FORT HILL

Additional Information

Date Listed	May 21st, 2025
Days on Market	121
Zoning	RESIDENTIAL

Listing Details

Listing Office	Keller Williams Realty
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Listing information last updated on October 20th, 2025 at 3:17am EDT