

History of Rotherwood

3565 Paris Road Clark County, Kentucky

Located 15 minutes out of Lexington, Kentucky, in the Blue Grass Gateway to the Kentucky Mountains, sits this stately 1887 monumental brick Victorian one-of-a-kind home, known as Rotherwood. Listed by the Heritage Council as a Kentucky Landmark, this magnificent home presides over 26+/- beautiful bluegrass acres, offering breathtaking countryside views at every turn.

Winchester, formally known as "Pioneerland", is one of the most beautiful and historical places in Kentucky. Clark County is called, and justly so, "the cradle of Kentucky history."

Rotherwood was built by Asa Rodgers Sphar in 1885 and completed by November of 1887. Known to be an expert farmer and prominent member of Clark County and Winchester, Asa had a unique and interesting pioneer background. The land that surrounds the property located at 3565 Paris Road was originally part of a 750 acre land grant inherited from Asa's paternal great-grandfather Matluas Sphar. Records indicate the Sphar family forebears arrived in America from their native Switzerland in 1749.

Rotherwood was Asa and Emma Sphar's beloved home for over fifty years. This special and unique nineteenth century estate continues to be a lovely testament to graciousness and beauty. History lives here. Today, the inviting front porch at 3565 Paris Road offers the same magnificent views of the beautiful bluegrass and reminds one of the property's proud pioneer past.

Today, this gentleman's farm offers unlimited opportunities for use: farming crops; gardening; raising chickens, livestock, and horses. The possibilities are endless. Or, one can just enjoy the luxury of having miles of unspoiled beautiful bluegrass countryside around you.

Rotherwood, a Kentucky landmark, has been impeccably maintained. The gracious home has been exquisitely restored and enhanced while preserving its original integrity. This impressive brick one-of-a-kind Victorian estate features 8,000+ square feet in the main home with exterior walls load-bearing three-wythe solid brick construction. Twelve-foot ceilings and beautiful original solid hardwood floors gleam throughout the entire home. The many original details are stunning – from the eight unique fireplaces and mantles (two of which are wood-burning) to the beautiful wood-trimmed windows and extensive wood molding throughout.

Additional highlights of this skillfully restored home include:

The house has a substantial stone foundation.

The home has a slate roof which was meticulously upgraded in 1995-1996, with new copper flashing and sheet metal work necessary to make the building watertight. Additional copper flashing was added to several chimneys in 2010.

A new wraparound front porch was designed in 2013 and is a delightful and gracious addition to this stately southern home. Construction materials include the use of "Fypon" covered corner posts for timeless durability.

The house has eight unique fireplaces with original mantles. Four are exquisitely carved in mahogany, cherry or rosewood. The front parlor Grand fireplace (a beautifully carved mahogany fireplace with hand-fired tiles) is almost identical to one of the 47 fireplaces located in the famous 1880's Sarah Winchester Mansion in San Jose, California.

The front foyer has a charming fireplace and a magnificent stained-glass front door.

An inviting Tuscan-style designer kitchen was added recently, with granite countertops, island, desk with computer and TV hook-up, and beautiful custom cabinetry. Stainless steel appliances, including a Wolf six-burner stove, double oven, Sub-Zero refrigerator and new 2016 Bosch dishwasher and wine cooler complete the gourmet kitchen.

The first floor includes a charming designer powder-room, mudroom, large office or pool room and separate laundry-room.

The master bath is beautiful with crystal chandeliers and a wall fountain. The very large double shower has 5 shower heads.

The third floor has been delightfully finished with three inviting carpeted bedrooms and a modern his and her sink bathroom. The living area also includes a wonderful game hall or work studio and has been freshly painted. Recently, new energy-efficient windows were added to the entire third floor. Lifetime replacement warranty is included.

Additionally, there are ceiling fans located in the second floor bedrooms and a central-vacuum system throughout the entire home.

The home has three separate AC units, and dual-zoned heating which is provided by a steam boiler. Steam radiators located in each room provide a constant energy efficient heat.

The average utility bill for this house is approximately \$490.00 per month over the past 3 years (this includes electricity, natural gas [propane], and water). Summer fill rates are available for propane and offer considerable savings.

Located on the property is a 2009 spacious 3 bedroom, 2 bath custom mobile home—perfect for mother-in-law quarters or a private guest house. In addition, a large barn with attached workshop space sits at the back of the property.

This treasure of a home is the epitome of historic grace and modern luxury living. The property is located in the beautiful bluegrass of Kentucky (one of the best-kept secrets in the country) offering low taxes, a high quality of life, and all within a short 15 minute drive to the elegant and vibrant city of Lexington, known as the Horse Capital of the World.