

614 WALNUT GROVE LANE

Millersburg, Bourbon County, Kentucky

84 +/- Acres



OFFERED EXCLUSIVELY BY



www.kyhorsefarms.com

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657



The cornerstone of the property is a meticulously rebuilt cabin with original hand-hewn logs dated circa 1780's. The 2011 restoration was done with attention to period detail and resulted in a one bedroom, one and a half bath home with original stone fireplaces in three rooms, including the charming loft library. Other rooms include a bright well-equipped kitchen, family room with vaulted ceilings and a sun room. A warm, large dining room emotes rustic elegance, while the bright master bedroom addition and spa-like modern bathroom elicits calm and relaxation. An ample deck with the original 30 foot well and a wraparound porch invite slow evenings sipping bourbon and watching the wildlife explore the property. In addition to the main home there is an original small log building that possibly served as a smokehouse, a workshop with an adjacent contemporary one bedroom apartment, two metal barns and an RV pad with 30 amp and water hookup. The outcome is a gorgeous and functional property that can meet the needs and wants of anyone looking for their own slice of paradise in the Bourbon County countryside.

Entry:

- Tile floor
- Vaulted ceiling
- Log wall
- Back of stone fireplace



Living Room/Den:

- Pine floor
- Stone hearth fireplace
- Vaulted ceiling with beams
- Two ceiling fans
- Log walls



Dining Room:

- Pine floor
- Rafters
- Stairs to library
- Stone fireplace



Kitchen:

- Tile floor
- Wood cabinets
- LG Inverter Linear refrigerator
- Frigidaire dishwasher
- Frigidaire gas range
- Tile counter tops
- Recessed lighting
- Propane wall heater



Back Hall:

- Tile floor
- Chandelier
- Two closets
- Washer/dryer closet
- Door to covered entry
- Wall propane heater

Hall Half Bath:

- Tile floor
- Pedestal sink
- Mirror
- Wall propane heater

Primary Bedroom:

- Wall-to-wall carpet
- Vaulted ceiling
- Two closets
- Window seat
- French door to deck



Primary Bathroom:

- Tile floor
- Whirlpool tub
- Single wood vanity
- Tile counter top
- Walk-in tile shower with two shower heads
- Shelving
- Recessed lighting
- Track lighting



Loft Library:

- Pine floor
- Vaulted tongue and groove ceiling
- Tract lighting
- Bookcases
- Wood shutters
- Door to small second floor desk



Wood Deck & Stone Patio

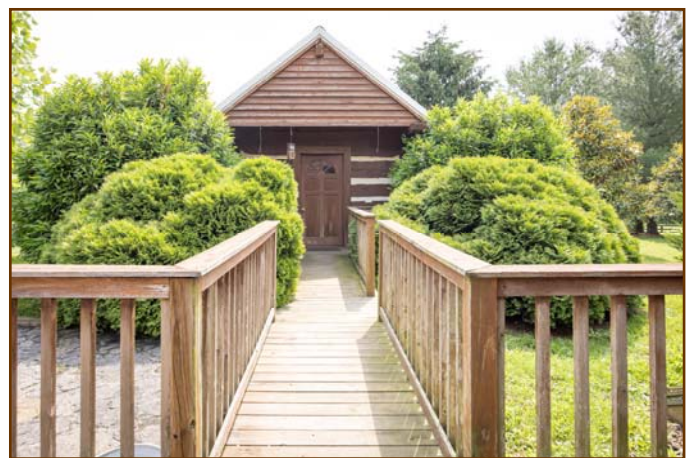
Original 30' Well



Covered Wrap Porch:

- Bead board ceiling

16 x 16 Log Garden Cabin





Shop

- 34' x 50'
- Attached 992 +/- sq. ft. apartment



Apartment

- Tile entry

Living Room:

- Wall-to-wall carpet
- Vaulted ceiling
- French door to deck

Kitchen:

- Tile floor
- Breakfast bar
- Chandelier over breakfast bar
- Whirlpool refrigerator
- Double stainless-steel sink
- GE dishwasher
- Whirlpool range
- Whirlpool microwave
- French doors to deck

Bedroom:

- Wall-to-wall carpet
- Vaulted ceiling
- Two closets
- Recessed lighting

Laundry Room:

- Tile floor
- Washer/dryer hook-up
- Closet
- Door to back entry

Back Entry:

- Tile floor
- Closet
- Door to garage and outside





Other Farm Improvements:

- Two 30' x 60' metal barns
- RV pad with 30 amps and water hook-up
- Buried utilities
- Five paddocks
- Pond—20' deep, spring-fed, and stocked with bass



Information contained herein is believed to be accurate but is not warranted.

PRICE: \$1,150,000.



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Summary by Map Unit — Bourbon and Nicholas Counties, Kentucky (KY604)

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CnD	Cynthiana-Faywood complex, very rocky, 6 to 20 percent slopes	Not prime farmland	24.5	29.3%
ErC	Elk silt loam, 6 to 12 percent slopes, rarely flooded	Farmland of statewide importance	13.5	16.2%
FrF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes	Not prime farmland	7.7	9.2%
FwB	Faywood silt loam, 2 to 6 percent slopes	All areas are prime farmland	7.8	9.3%
FwC	Faywood silt loam, 6 to 12 percent slopes	Farmland of statewide importance	1.5	1.8%
No	Nolin silt loam, 0 to 2 percent slopes, frequently flooded	Prime farmland if protected from flooding or not frequently flooded during the growing season	13.4	16.0%
uLFC	Lowell-Faywood silt loams, 6 to 12 percent slopes	Farmland of statewide importance	3.6	4.3%
uLsoB	Lowell-Sandview silt loams, 2 to 6 percent slopes	All areas are prime farmland	9.5	11.3%
W	Water	Not prime farmland	2.2	2.6%
Totals for Area of Interest			83.6	100.0%

