

TIMBER TOWN STABLE

36.96 ACRES

215 Bradley Lane,
Lexington, Fayette County, KY 40511



Offered Exclusively By



www.kyhorsefarms.com

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



Timber Town Stable is the culmination of 25 years of meticulous planning and care. Tucked into nearly 37 acres of lush Kentucky countryside and just over 3 miles from downtown Lexington, the farm harkens back to the pioneer days while offering efficient, modern facilities.

An oasis for horses, the property is bordered by the ambling Town Branch Creek. Once across the bridge, a field of natural jumps bordered by Emerald Green Arborvitae trees invites a sense of equestrian fun. Throughout the farm, over 200 trees—planted over the last three decades—keep the grounds cool and private. Lush paddocks line the drive, and three freshly painted barns adorn the landscape.

The residence, with approximately 3,060 sq. ft. of exquisite country living, was built in 2023 and is privately situated at the rear of the property near the creek. The home combines history and innovation with both new and repurposed materials sourced over time.

The current owners purchased this land in 2000 and have developed it with thoughtfulness and passion over the years. The main barn is a 9-stall concrete block show barn with tongue-and-groove interior, office, feed room, and tack room. Adjacent to the show barn is a 6-horse Equigym walker and a 60' round pen. The Bradley Barn includes three 13' x 13' stalls, and the antique wood barn features one stall, an attached shop, an equipment shed, and a full loft. A newly constructed 50' pen is also nearby.

Additional improvements include four fields, three paddocks, two creek paddocks, and a 36' x 100' equipment shed.

Suitable for any discipline, **Timber Town** offers a unique opportunity to own a farm that combines complete privacy, natural beauty, and close proximity to the city.



Inviting a sense of wonder, the Timber Town residence stands as a reminder of Kentucky's early American heritage—from the exterior brick originally from a home on the Cumberland Trace, where Daniel Boone purportedly frequented, to the ancient logs that grace the 35' x 17' great room.

This home is filled with historic materials from all over Central Kentucky. A wide brick walk leads to a slate porch and a 2" thick African Mahogany front door. The portal is graced by an overhead natural gas copper chandelier that extends the warmth and welcome to all visitors. The visible rock foundation is made from the same stone as the home's fireplace. An inviting, heated fiberglass pool— 5 feet deep throughout—is finished with travertines tile.





Upon entering the Great Room, the spirit of early Kentucky emanates from every corner. The logs, originally part of an ancient barn, are all first-growth timbers sourced from Cynthiana, Kentucky. Hand-hewn and meticulously reassembled, these logs tell a story of craftsmanship and heritage. Visitors often ask if the house was built around the original log structure—even the rafters are original, marked with Roman numerals by craftsmen over 200 years ago.

The rock fireplace is built around a Rumford firebox. The fireplace was specifically designed to heat and complement the size of the log room. The stone blocks, all hand-squared in the early 1800s, showcase the skilled workmanship of early frontier craftsmen. Above the fireplace sits a wide, thick Kentucky cherry wood mantle. To the right of the fireplace are two reclaimed cabinet doors from an eighteenth-century home in Danville, Kentucky, conceal a hidden widescreen television—seamlessly blending modern convenience with historic charm.

Throughout the home, every room is graced with thick hardwood floors. In the Great Room, Blue Ash with scattered knots lends to the authenticity of the logs and rafters. The remaining floors are cherry, with the exception of the den, which is finished in white ash. All flooring was milled and sourced in Kentucky, further anchoring the home in its regional heritage.



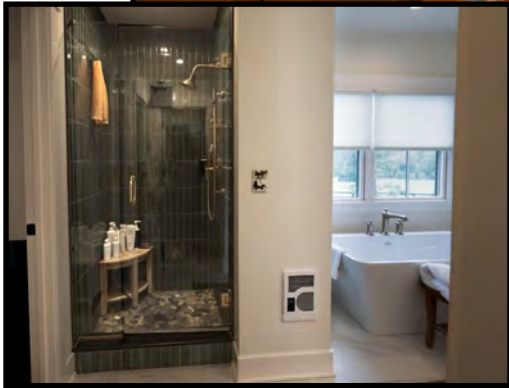


Upon entering the front door, your view extends through the log room into the **sunroom**—a beautifully sunlit space measuring 35' x 14'. The exterior wall features six large windows and a centered French door, offering a striking view of the perfectly positioned pool and a sweeping emerald lawn that slopes gently toward the bucolic Town Branch Creek, a watershed of the historic Elkhorn Creek. The sunroom walls are clad in shiplapped poplar with a whitewashed stain. Even on the dreariest winter days, the space provides peace and comfort—perfect for reading, watching TV, or observing passing deer, wild turkeys, or ducks flying overhead.

Directly off the sunroom, through a wide cased doorway, lies a **country kitchen** equipped with all modern amenities. The centerpiece is a striking island with a countertop encased in resin, made from salvaged 150-year-old Florida cypress—nothing short of fascinating. High-quality, new appliances provide excellent functionality, and a wet bar with a bar sink and ice maker is conveniently located nearby. Just off the kitchen, a spacious pantry accommodates all the chef's needs.



Just a few steps down the hallway leads to the mudroom. Featuring a durable brick floor, this space includes a half bath, a utility sink, and built-in cabinets—making it the perfect place to remove dirty shoes, wash your hands, and store outerwear. A large coat closet provides ample space for jackets and boots. A half Dutch door can be closed to keep dogs comfortably contained in the mudroom as needed.



Two wings surround the courtyard pool, with the **primary and guest quarters** located on either side. Both wings offer direct access to the pool and patio, creating a space that is both convenient and private. In the primary bedroom, a vaulted ceiling and large windows create a serene retreat—perfect for resting, reading, or simply enjoying yet another stunning view of the natural surroundings. The color palette throughout the home is inspired by Mt. Vernon, and all windows are accented with classic plantation shutters.

Off the **primary bedroom**, the en suite bathroom features a large soaking tub, a double-sink vanity, and a handsomely tiled shower. The spacious vanity allows plenty of room for two, and dual walk-in closets offer ample storage for clothing and personal items.





Down the hallway from the primary bedroom sits the **den**, featuring white ash floors, a custom bookshelf, and a traditional brick fireplace. Gracing the fireplace is a walnut mantle, crafted in Lexington circa 1800. The exceptional craftsmanship is illustrated in the fine reeding, and the rich patina from years of use makes this historic mantle a true gem. Hidden from view, a secret door leads to the basement, offering the option of an additional guest bedroom or a recreation room, as originally intended.





In the opposite wing from the primary bedroom are the **guest quarters**. The guest bedroom features the same large windows and vaulted ceiling as the primary suite, offering a bright and airy retreat. A connected private bath with a double vanity and a beautifully tiled walk-in shower complements the accommodations. A nearby exterior door provides quick and convenient access to the pool and patio.





9 Stall Show Barn

The **main barn**, built in 2000, was thoughtfully designed by horse people, for horses. Every detail reflects a deep understanding of equine care and practicality. With exceptional ventilation and horse amenities, the barn ensures comfort and safety for both horse and rider. The center aisle was purposefully constructed to accommodate mounted riders, eliminating concerns about low overhead clearance along the shed row.

Inside, the barn features a wash rack with hot and cold water and independent drainage, two climate-controlled tack rooms, and a half bath. One tack room, which doubles as an office, is particularly well-appointed with pine walls, custom cabinetry, a sink, and tiled floors made of Spanish tile.

The shed row ceiling is finished in tongue and groove wood, with a loft overhead. However, above the stalls, no loft was added to allow for maximum airflow and superior ventilation. Whether used for sport horses, pleasure riding, or another discipline, this barn is designed for safety, functionality, and long-term durability.





The **Bradley Barn**, built around 2005, is a simple, straightforward structure with creative, horse-friendly features. Designed to complement the two adjacent fields, the barn's Dutch doors are sheltered by an extended roof, while the back doors allow refreshing breezes to pass through. Inside, the barn includes a feed room and a tack room, both with concrete floors for easy maintenance.

The **"Stock Yard Barn"**, as it was named years ago, is a wooden structure originally built with three stalls. Today, it houses just one stall, as the other two were converted into the farm tool shop. The barn is constructed from reclaimed oak wood salvaged from an early 1900s horse barn. Above the barn is a large storage room, and a connected shed roof with ample space for tools or mowers.

To the rear of the Stock Yard Barn, there is a well-built dog run with a concrete pad, chain link fence, and two dog houses. Additionally, the barn is equipped with RV electric hookups, making it a perfect spot for your traveling companions.







Timber Town spans approximately 37 acres and is enhanced by two scenic water features. Town Branch Creek forms the entire southern boundary, while a lightly used railway borders the northern property line. The farm has an elliptical shape and is bisected by Blue Line Stream, traversed by a bridge that connects both sides of the farm. To the south, the historic Darby Dan Farm lies in a PDR easement, ensuring that it will never be developed, thereby preserving the privacy and tranquility of Timber Town. Not only is Timber Town exquisitely developed and privately situated, it is also conveniently close to downtown Lexington—just 10 minutes to Keeneland, 15 minutes to the Kentucky Horse Park and a stone's throw to Masterson Station Park. Considering Timber Town's size, location, and beauty, its most likely there is nothing similar to be found in Fayette County.

Additional Features:

- Geo Thermal HVAC
- 2 Wells (one 100 gpm)
- City Water
- Natural Gas
- Generac® Generator
- Two entrances (one electric)
- Anderson Windows
- 18' x 45' Unfinished Basement
- Recently planted American Chestnut & Truffle Trees

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



JUSTICE
— REAL ESTATE —

PRICE: \$3,200,000.

Bill Justice
859-255-3657

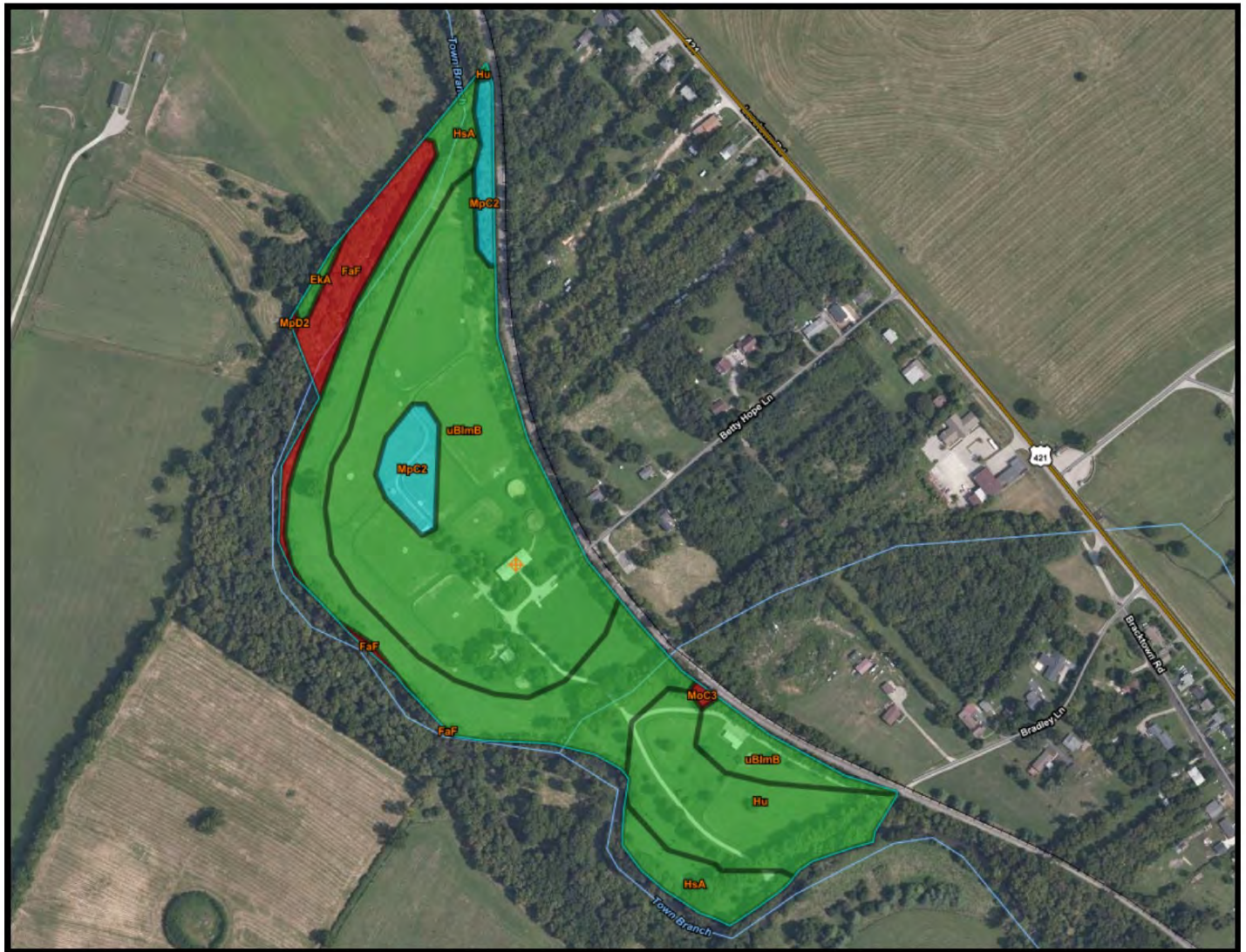
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Tables — Farmland Classification — Summary By Map Unit

Summary by Map Unit — Fayette County Area, Part of Fayette County, Kentucky (KY643)

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EkA	Elk silt loam, 0 to 2 percent slopes	All areas are prime farmland	0.2	0.5%
FaF	Fairmount very rocky silty clay loam, 20 to 50 percent slopes (fairmount-Rock outcrop complex)	Not prime farmland	2.3	6.2%
HsA	Huntington silt loam, 0 to 2 percent slopes, clayey substratum, occasionally flooded	All areas are prime farmland	9.9	27.4%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	5.0	14.0%
MoC3	McAfee silty clay, 6 to 12 percent slopes, severely eroded	Not prime farmland	0.1	0.2%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	1.8	5.1%
MpD2	McAfee silty clay loam, 12 to 20 percent slopes, eroded	Not prime farmland	0.0	0.1%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	16.7	46.5%
Totals for Area of Interest			36.0	100.0%