

# A WOODFORD COUNTY HORSE FARM

55 +/- ACRES  
545 Sugar Hill Road  
Versailles, KY



*Offered Exclusively By*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

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



Nestled on a quiet dead-end road in highly sought-after Woodford County, this extraordinary 55± acre horse farm offers the finest in equestrian living, combining privacy, luxury, and an unparalleled location.

Situated toward the rear of the property for maximum privacy, this magnificent residence spans approximately 5,000 square feet and features four bedrooms, three full and one half baths. The attached garage boasts its own half bath and a lofted apartment with a private entrance—perfect for guests or staff.

Designed with attention to detail, this home is distinguished by a striking copper roof and gutters, soaring ceilings, beautiful hardwood floors, and an 8' x 43' brick-floored gallery. The unique octagonal-shaped family room, with its vaulted beamed ceiling highlighted by five sets of windows and one set of French doors serves as a stunning centerpiece for the home.

Complementing the main residence is a charming two-bedroom, two-bath log-kit employee house, adding both functionality and character to the property.

Equestrian facilities include a thoughtfully designed horse barn with nine interior stalls, five exterior stalls, a wash stall, and a tack room. Additional amenities include a one-stall isolation barn, a 20' x 60' run-in shed, and a 50' round pen, all designed to meet the needs of discerning horse owners.

This remarkable property perfectly blends top-tier horse facilities with luxurious country living—all within one of Kentucky's most prestigious equestrian communities.



**GREAT ROOM:** 11 1/2' ceiling; random width ash floors; fireplace on each end; double front door with side panels and transom; French doors and windows lead to the gallery.





**EAT-IN KITCHEN:** Oak hardwood floor; island with 4-burner stove and grill; wet bar; double sink, Bosch dishwasher, plus oven and microwave.

**POWDER ROOM:** Located off the kitchen and family room.





**FAMILY ROOM:** Octagonal shaped with brick floor; 13' beamed ceiling; 5 sets of floor-to-ceiling windows plus one set of French doors; woodburning stove; cherry wainscoting; separate entrance via a brick sidewalk.

**GALLERY:** 8'x 43'; 9 1/2' ceiling, brick floor; 4 sets of floor-to-ceiling windows with transom, French doors to lovely rear patio. Gallery is open to the great room and leads from the primary suite to the guest wing.



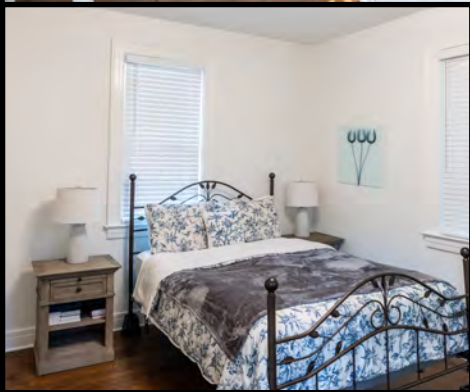


**PRIMARY SUITE:** 10' ceiling, hardwood floor, 2- 4 1/2' x 12' cedar lined walk-in closets. In addition, there is a separate cedar-lined closet and a cedar-lined linen closet, both connected by a built-in dressing table



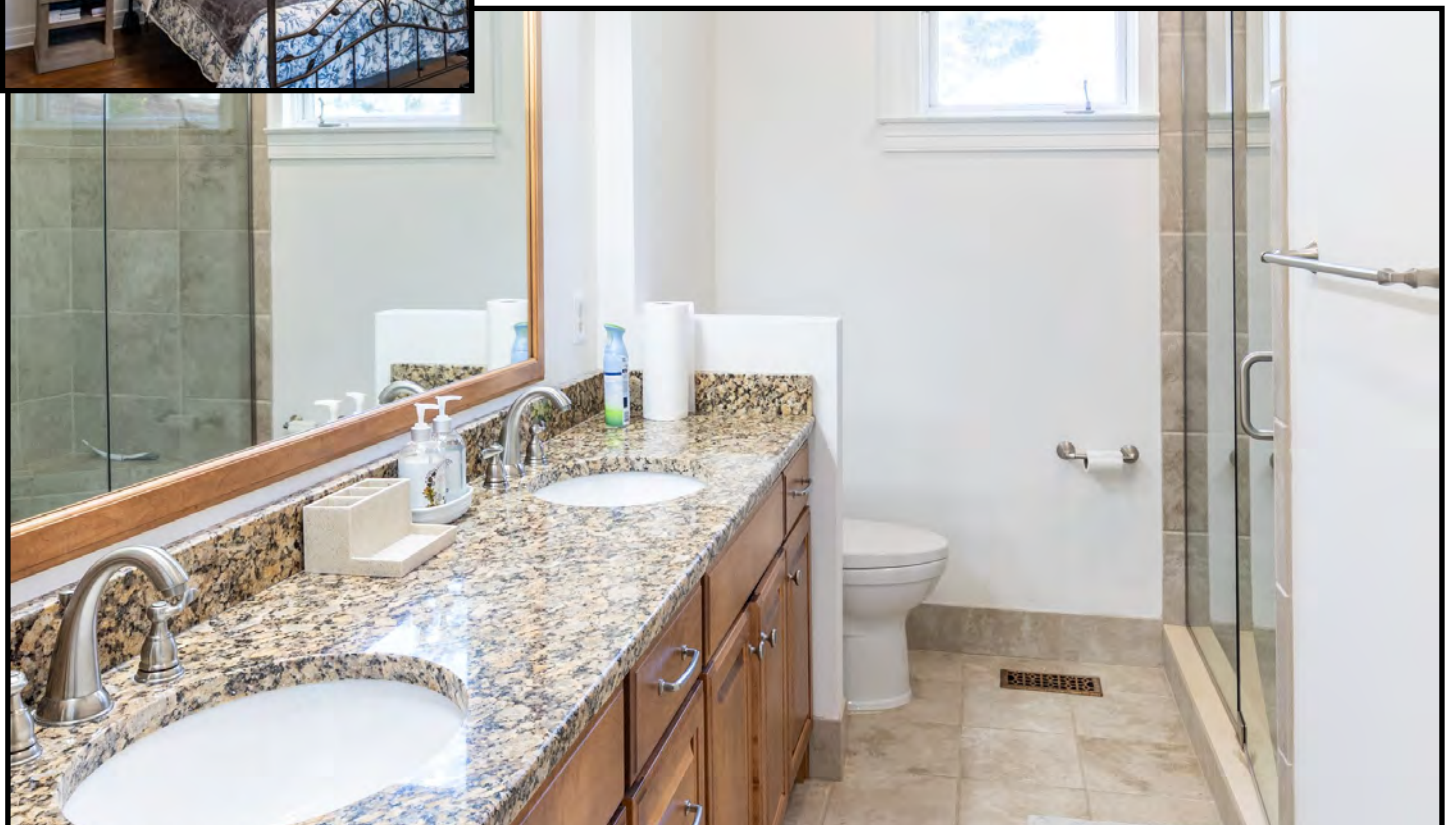
**PRIMARY BATH:** Tiled walk-in shower; jacuzzi tub; marble countertop; tiled floor and walls.





**GUEST BEDROOM:** Hardwood floor; adjoining bath. Two additional guest bedrooms, each with hardwood floor.

**HALL BATH:** Renovated in 2018, granite countertop; tile floor; walk-in tiled shower

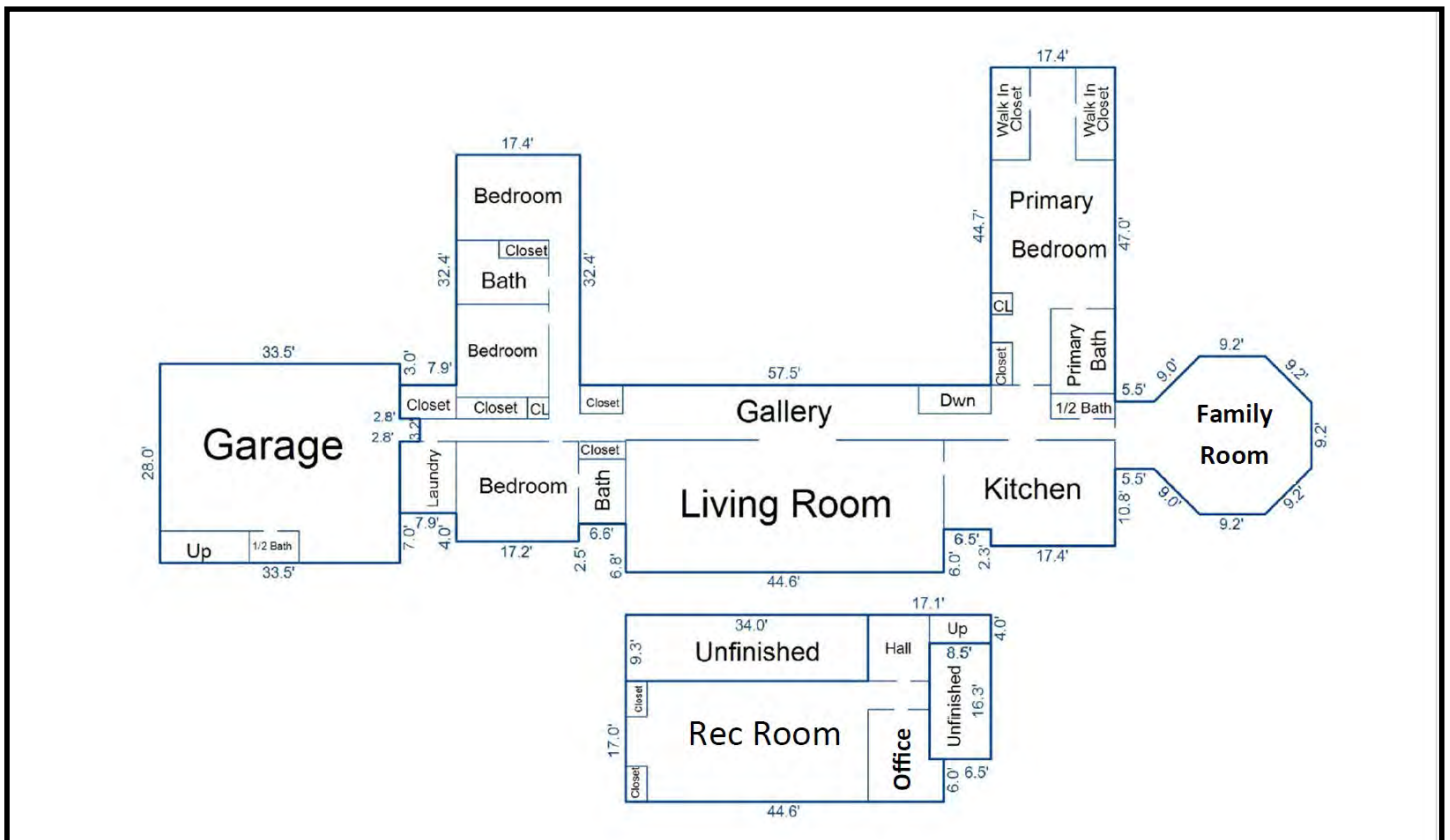




**LOWER LEVEL:** 15' x 28' rec room; 10' x 11' office with shelves, and two unfinished areas

**ADDITIONAL FEATURES:**

- 3-car attached garage with half bath
- 535 +/- sq ft apartment above garage
- Irrigation system around main residence
- Whole house generator
- Copper roof and gutters
- Two heat pumps





## HORSE IMPROVEMENTS:



- Converted tobacco barn with 9– 12' x 14' interior stalls, 5-12' x 13' exterior stalls, 14' 9" aisle; loft over interior stalls, heated tack room; attached wash stall; attached 4-bay open shed.
- 12' x 16' isolation barn
- 20' x 60' run-in shed with manger
- 50' round pen
- 5 fields, 7 paddocks

## MANAGER'S HOME:

- 1125 +/- sq ft log-kit 2-bedroom, 2-bath home with front porch and side deck.

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

**PRICE: \$2,875,000.**



**Bill Justice**  
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Tables - Farmland Classification - Summary by Map Unit

Summary by Map Unit - Jessamine and Woodford Counties, Kentucky (KY624)

| Map unit symbol                    | Map unit name   | Rating                           | Acres in AOI | Percent of AOI |
|------------------------------------|---|----------------------------------|--------------|----------------|
| Hu                                 | Huntington silt loam, 0 to 4 percent slopes, occasionally flooded | All areas are prime farmland     | 0.5          | 0.9%           |
| MnB                                | McAfee silt loam, 2 to 6 percent slopes                           | All areas are prime farmland     | 14.9         | 28.7%          |
| MnC                                | McAfee silt loam, 6 to 12 percent slopes                          | Farmland of statewide importance | 22.2         | 42.8%          |
| MnD                                | McAfee-Rock outcrop complex, 6 to 20 percent slopes               | Not prime farmland               | 1.8          | 3.5%           |
| uBlmB                              | Bluegrass-Maury silt loams, 2 to 6 percent slopes                 | All areas are prime farmland     | 12.6         | 24.2%          |
| <b>Totals for Area of Interest</b> |   |                                  | <b>52.0</b>  | <b>100.0%</b>  |