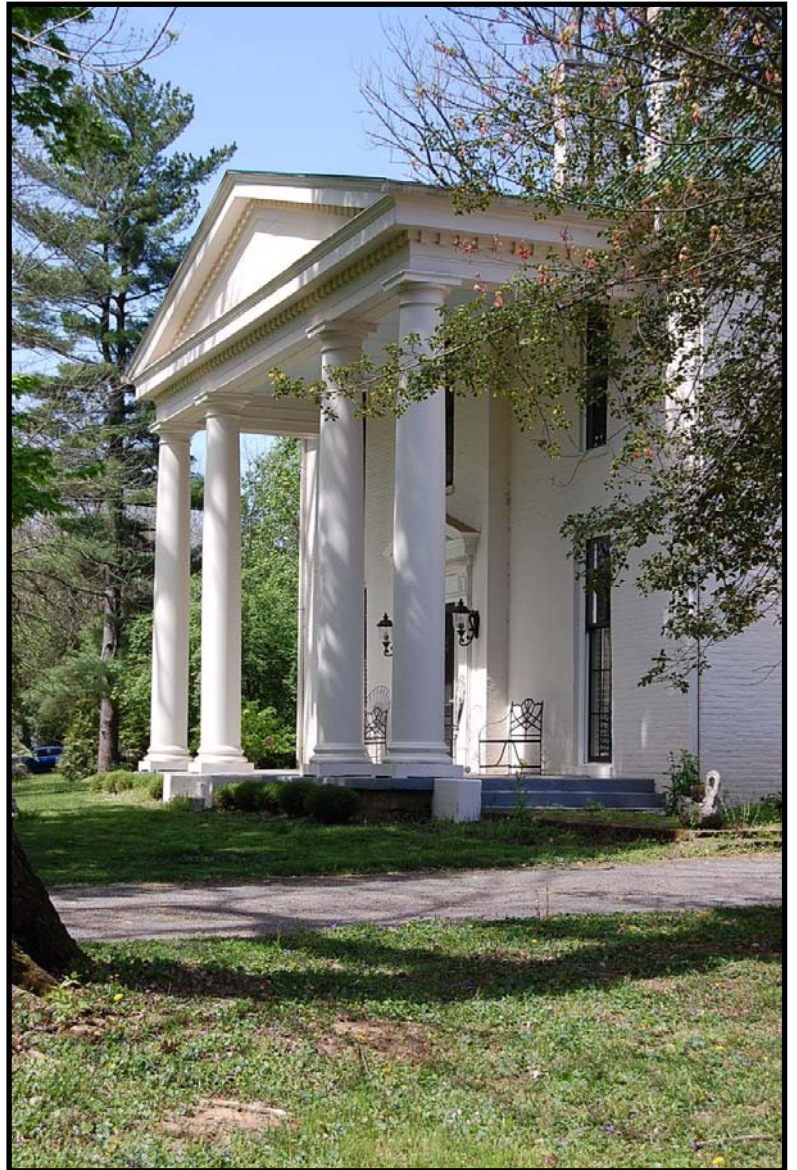


# LYNNWOOD FARM

Paris, Bourbon County, Kentucky

196 +/- ACRES



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





Lynnwood Farm, originally named “Forest Home”, was purchased by Mr. and Mrs. Lindsay C. Stewart in the 1950’s for their thoroughbred operation.

The farm is located at the edge of Paris on Lexington Road and continues across Houston Creek to Hume Bedford Road. It offers an abundance of mature trees, gently rolling pastures and fields, 4 barns and 3 employee houses.

The stately residence is nestled in a park like setting of mature trees with the oldest section of the home believed to have been built between 1860 and 1867. Through the years the Stewart family has made extensive changes to the house. The craftsmanship and attention to period detail can be seen throughout .

The house now offers 7700 square feet of gracious living space—blending today’s conveniences with the timeless elegance of a time past.



## First Floor

### Entry:

- Original  
Hardwood floor  
Wainscoting &  
Chair rail
- Cantilevered staircase



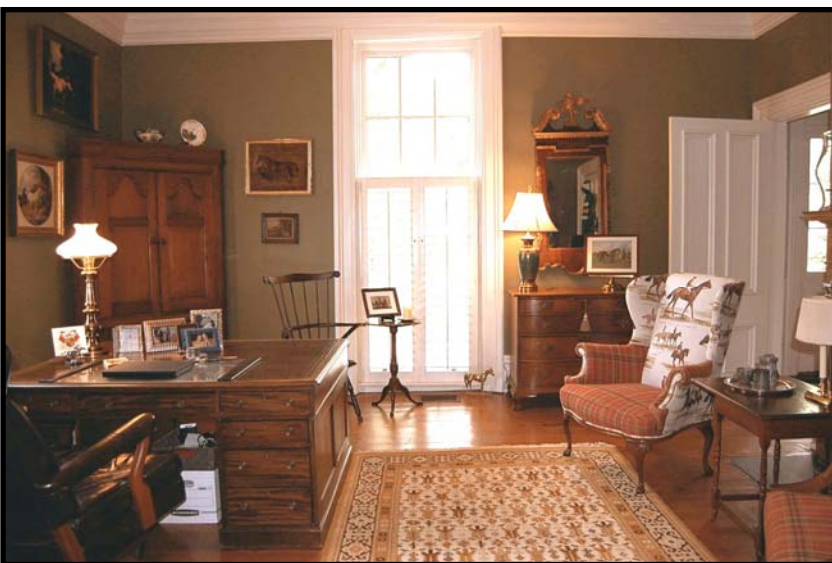
### Sitting Room:

- Original  
Hardwood floor  
Baseboard  
Ceiling medallion
- Plantation window shutters
- Fireplace
- Chair rail & crown molding
- Door to covered porch
- Chandelier reserved



### Study:

- Original  
Hardwood floor  
Baseboard  
Press closet with shelves  
Fireplace
- Crown molding
- Plantation shutters







**Living Room:**

- Added in 1950's
- Hardwood floor
- Fireplace with tile surround and slate hearth
- Chandelier reserved
- Paneling
- Chair rail and crown molding
- Copper wet bar

**Dining Room:**

- Added in 1900's
- Ash hardwood floor
- French doors to brick demi-lune patio with brick knee wall
- Chair rail and dentil crown molding
- Fireplace with veined marble surround and hearth. Electrical outlet above mantel.
- English wall paper
- Chandelier reserved





### **Kitchen:**

- Hardwood floor
- Center island with Blanco sink
- Custom cabinets
- Miele German appliances—dishwasher and refrigerator
- Ceiling fan
- Custom undercounter roll out table with stainless steel top
- Bluestar custom oven
- Pantry within pantry
- Four sets of French doors



### **Beverage Center:**

- SubZero refrigerator drawers
- Marvel undercounter ice maker
- Blanco bar sink
- Custom cabinets





**Back Stairway Hall:**

- Half bath with tile floor and single Mongolian vanity—door and vanity are reserved
- Hardwood floor
- Chandelier
- Staircase added in the 1950's
- Side entrance

**Back Hall:**

- Hardwood floor
- Three double closets with additional storage above.
- Carved door fronts are reserved



**Coat Room:**

- Hardwood floor
- Two double closets with additional storage above
- Doors to courtyard
- Elevator door to second floor
- Door to garage hall



**Garage Hall:**

- Door to 3+ car garage
- Walk in storage closet
- Half bath with single vanity
- Downstairs laundry room
- Washer/dryer hookup



## Second Floor



### Front Landing:

- Original
  - Hardwood floor
  - Chair rail
  - Wainscoting
- Chandelier is reserved

### Bedroom over Study:

- Original
  - Hardwood floor
  - Wainscoting
  - Clothes press closet with shelves
- Fireplace with tile hearth
- Chandelier reserved
- Door that leads to hallway with double closet, full bath, and continues to family room

### Family Room:

- Hardwood floor
- Walk-in closet
- Door to back stairs landing
- Door to primary bedroom



### Bedroom over Sitting Room:

- Original
  - Hardwood floor
  - Chair rail
  - Wainscoting
  - Fireplace with slate hearth
- Walk in closet
- Adjoining full bath
- Chandelier is reserved



### **Primary Bedroom:**

- Hardwood floor
- Fireplace with tile hearth
- Doors to screened porch and family room
- His & hers cedar lined closets

### **Screened Porch:**

- Ceiling fan
- Water hose spigot
- Wall sconces are reserved



### **Primary Bathroom:**

- Tile floor
- Walk in shower with 3 shower heads
- Water closet (light fixture negotiable)
- Double vanity
- Pass through closet to upstairs laundry room

### **Laundry Room:**

- Tile floor
- 2 closets in addition to a pass through closet to primary bath
- Washer/dryer hook-up
- Pink enamel sink is reserved



### **Project Room:**

- Elevator
- Hardwood floor
- Custom wood cabinets
- Door to deck
- Door to guest wing

### **Guest Wing:**

- Hardwood floor throughout
- Exercise area
- Pull down attic access
- Full bath— tile floor, Jacuzzi tub with tile surround, single vanity



### **Guest Bedroom:**

- Chandelier
- Two 36" x 32" windows side by side
- Double closet



### **Music Room/Additional Bedroom**

- 25' x 16'2"
- Four windows—each measuring 56" x 32"
- French doors
- Hardwood floor
- 2 walk-in closets
- 2 ceiling light fixtures—1 with a fan
- Bamboo matchstick roll-up window shades (window valances are reserved)







- Heat: 4 forced air Amana gas furnaces, 1 Amana heat pump—New in 2017
- AC: 4 Amana air conditioning units—New in 2017
- Electrical wiring—New in 2017
- Standing seam metal roof, front of house—New in 1998, Remainder in 2017
- Paris city water
- KU electric
- AT&T internet
- Original shutters for older section of house available





# HORSE IMPROVEMENTS



## 17 Stall Converted Tobacco Barn

- Asphalt center aisle
- Feed room
- Hay storage

## 8 Stall Concrete Block Barn

- Attached breeding shed, lab, & feed room



## 16 Stall Converted Tobacco Barn

- Asphalt center aisle
- Loft
- Feed room
- Hay storage
- Attached shed





# Equipment Barn



- Paris city water
- Wet weather spring
- Pond
- Zoned AR



- Houston Creek runs through the farm



# 14 Stall Barn



# Hay Barn



# Employee Houses





# Pastures







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**PRICE: \$4,950,000.**



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