

TANGLEWOOD

4310 Bethel Road

Lexington, Fayette County, Kentucky

40+ Acres



Offered Exclusively By



www.kyhorsefarms.com

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



Tucked into the landscape, you'll discover this spectacular 40-acre horse farm suitable for any discipline with a superior location just over 3 miles from the Kentucky Horse Park-while adjoining world renown Don Alberto Farm and the former Timber Town Farm.

The inviting 2,885 square foot real log home sits back far from the road surrounded by bucolic gardens featuring three bedrooms, three full baths, cathedral ceilings; and spacious covered front and rear porches; plus a three car attached garage with a lofted apartment. This meticulously designed home features granite countertops, floor to ceiling stone fireplaces in the great and family rooms, copper gutters and downspouts, stone steps from a quarry in Perryville, and all cabinetry completed by Bill Green.

Fully fenced for horses, you will also discover a 10-stall Charlie Parker built barn with office containing a washer/ dryer hookup and full bath, plus an outdoor wash rack and adjacent round pen. Tanglewood is exceptionally well landscaped, private with great views, and has entrances off Bethel and Leestown Roads.



First Floor



- Dramatic great room with soaring cathedral ceiling
- Floor to ceiling stone fireplace
- Granite countertop island
- Granite kitchen countertops
- Bill Green oak cabinetry
- Huge laundry room/ pantry with tile floor
- Hardwood floor (some reclaimed from farm's old tobacco barn)
- Bedroom with hardwood floor and cedar closet
- Full bath with granite countertop and tile floor
- Door to covered rear porch overlooking dry laid stone rear wall
- Mud room with 2 cedar closets, tile floor, and Dutch door to the garage



Second Level



Primary Bedroom

- 2 Dormers
- Pine hardwood floor
- Walk-in closet
- Small Cedar closet

Primary Full Bath

- Granite countertops
- Tile floor
- Cedar closet



Office

- Pine hardwood floors
- Overlooks great room
- Great farm views

Lower Level



Family Room

- Floor to ceiling stone fire place surrounded by reclaimed wood (reminiscent of old Kentucky log cabin)
- Granite countertop bar with double sink
- Hospital linoleum floor

Bedroom

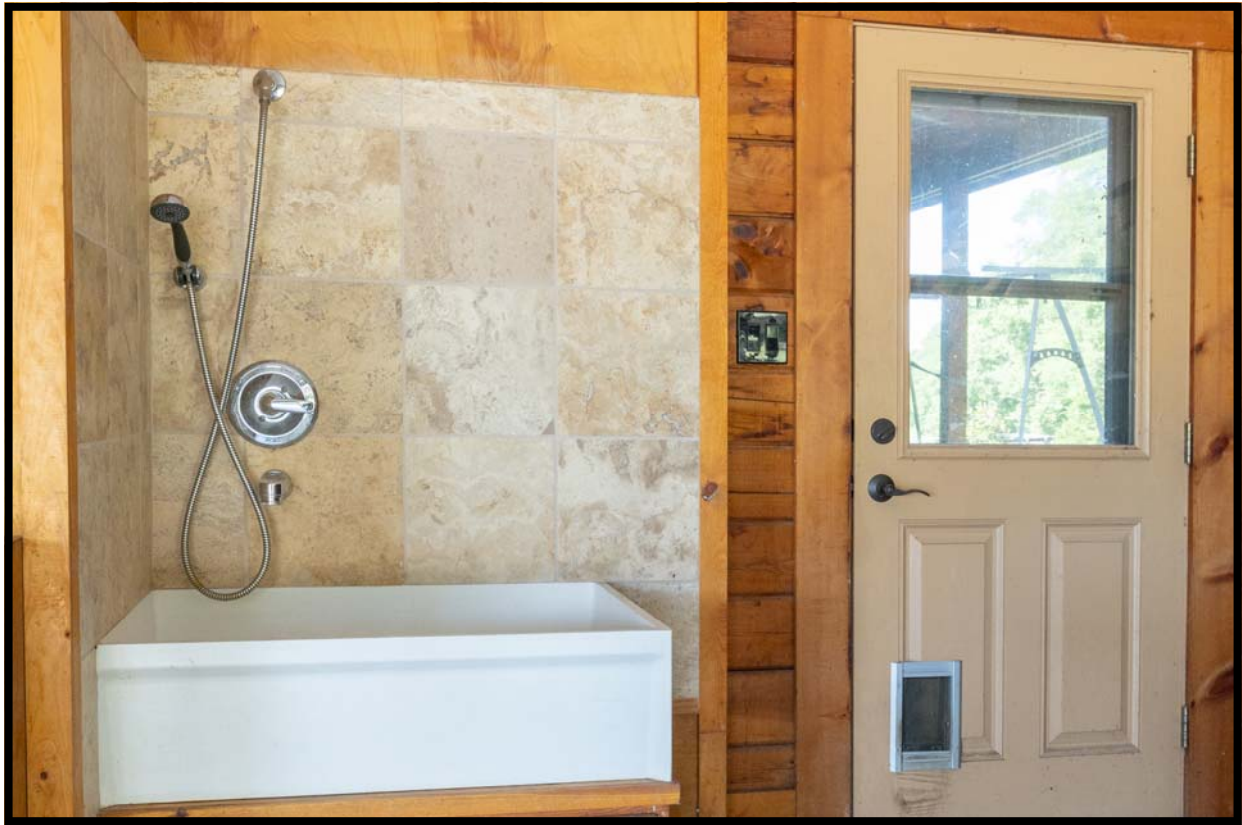
- Cedar closet
- Hospital linoleum floor

Full Bath

- Granite countertop
- Tile shower
- Tile floor



3- Car Attached Garage



- Dog bathing station
- Closet plus built-ins
- Lofted 495 sq ft apartment with full bath



Horse Improvements

- 10-stall Charlie Parker built barn built in 2005
- Renovated in 2019 with new roof
- Stalls contain rear windows and mats
- Loft over aisle
- Office/tack room with heat/air with outside entrance
- Full bathroom w/ shower and stackable washer/dryer
- Outside wash rack
- Adjacent 50' round pen
- Stone electric entrance
- 11 paddocks/fields



Additional Features

- Real pine logs
- Geothermal HVAC
- 2 sump pumps
- Dehumidifier
- Wired for Generac Transfer Switch whole house generator
- Wired for security system
- Well landscaped
- French drain
- Copper gutters & down spout
- 8' x 43' front covered porch
- 8' x 43' rear covered porch
- 8' x 48' side porch
- Stone steps and walk ways

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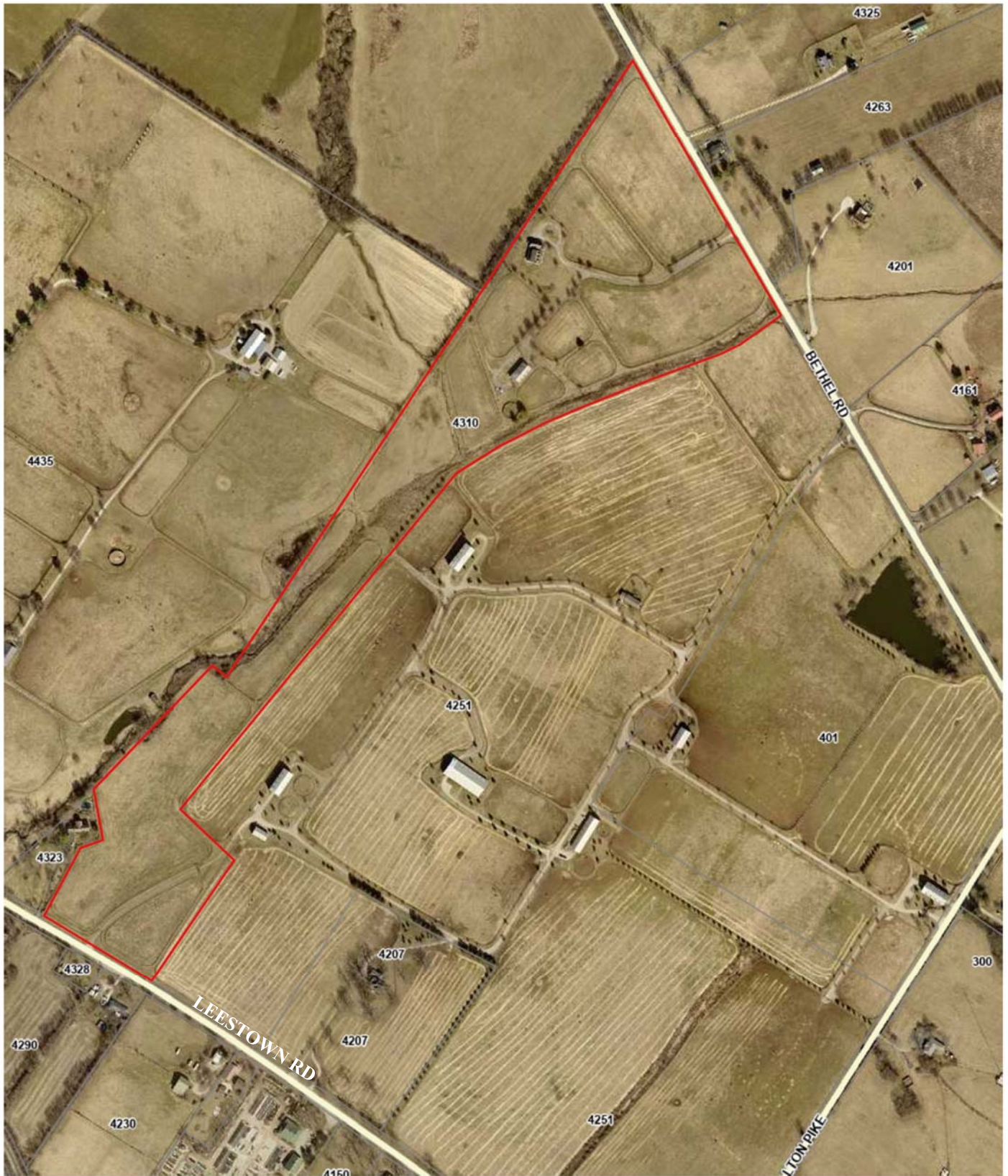
PRICE: 1,450,000

**Bill Justice
(859) 255-3657**

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4310 BETHEL ROAD, LEXINGTON, KY 40511



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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
FaD3	Fairmount very rocky silty clay loam, 6 to 30 percent slopes, severely eroded (fairmount-Rock outcrop complex)	Not prime farmland	4.6	11.8%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	19.7	50.3%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	2.1	5.4%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	6.3	16.0%
MnA	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	0.5	1.3%
uBlmB	Bluegrass-Meury silt loams, 2 to 6 percent slopes	All areas are prime farmland	5.9	15.1%
Totals for Area of Interest			39.3	100.0%