

WHISPER CREEK

38 ± ACRE HORSE FARM | VERSAILLES, KY



Welcome to spectacular Whisper Creek Farm. A sport horse property located at 1120 Kidds Mill Rd. in Woodford County, Kentucky consisting of 38 ± manicured acres, a beautifully designed & constructed 6,200 sqft main residence, with gourmet kitchen, reclaimed beechwood floors, wood-paneled study, formal dining room, 1st floor master, large home office, exquisite formal living room, screened patio overlooking the property, 3-car garage & much more. Equine/farm amenities are headlined by an immaculate, well-designed 7-stall horse barn with Lucas stall fronts & doors, rubber brick aisleway, climate controlled tackroom, laundry, wash stall & more. A 240' x 100' irrigated outdoor riding arena with viewing stand. A 1,600 sqft 2BR guest cottage with hardwood floors, & open living area. A large 2-bay equip. storage garage with 2nd fl. studio apartment with full kitchen & bath. A large converted tobacco barn w/concrete floor with workshop for equip. storage, 2 electric automatic gates, 4 board plank fencing, auto waterers, riding trails, Clear Creek frontage, & more!

Listing Price: \$3,450,000

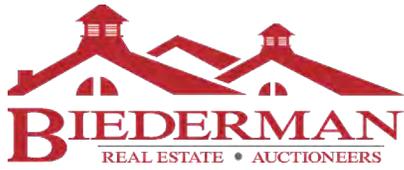


Tom Biederman
Broker
859.312.0606

BiedermanRealEstate.com



859.277.2030
1076 Wellington Way
Lexington, KY 40513



Spectacular custom-built
6,200 sqft main residence
by Padgett Construction



Main house with attached
screen porch and
breezeway to 3-car garage

Cut limestone exterior
construction, 50 year
composite roof, 20,000W
propane-fired whole-
house generator,
Geothermal HVAC with 3
units

Beautiful entry foyer with
custom iron staircase by
Iron Horse Forge

Re--claimed beechwood
flooring throughout





Formal dining room with tray ceiling, artisan lighting and gas fireplace

Butternut wood-paneled study with masonry fireplace and built-in bookshelves



Great room with clerestory windows, limestone columns, masonry fireplace with gas logs; built-in flat screen TV



Gourmet kitchen designed and installed by international kitchen designer Mick DeGuilio, with Wolf and SubZero appliances

Flamed granite countertops, coffee bar, hidden spice rack, built-in appliance storage, large attached cabinet with pull-out bar shelves, glassware storage and beverage coolers



Top-quality appliances, gourmet Wolf gas range with stainless steel hood

REA

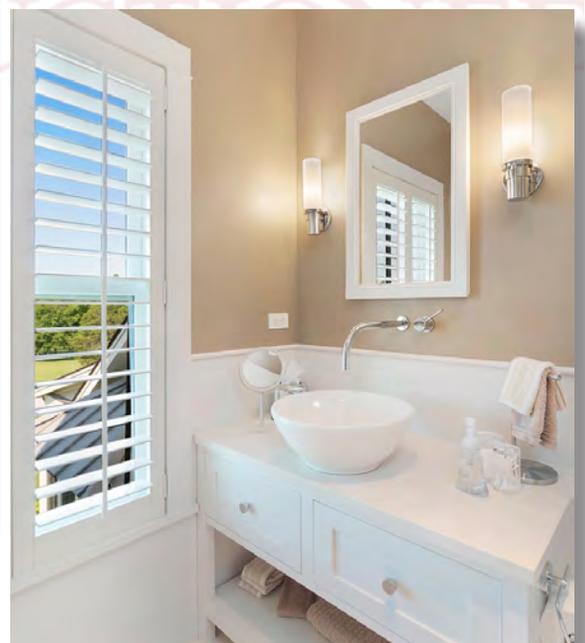
First floor master bedroom wing with custom carpentry by BC woodworking, large linen and storage closet



Master bath with separate sink and vanity, air-jetted tub, large marble shower, 2 large, custom walk-in closets



2 identical upstairs guest bedrooms ensuite, tile bathrooms and showers, walk-in closets





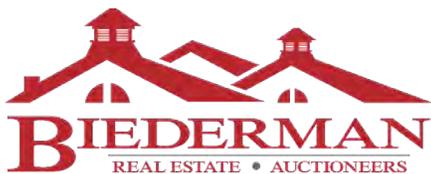
Back entry mudroom and laundry, full bath with ceramic tile, built-in desk, 3 coat closets

Home office with custom cabinetry by BC Woodworking, large partners desk, reclaimed beechwood floors



Basement: workout room with half bath; hobby room

Large screened porch with sunshades and bluestone flooring, beautiful views of property and gardens



7-stall barn with Lucas stall fronts and exterior doors, rubber brick aisleway, 12'x12' stalls include stall mats, one 17' x 12' foaling stall



Climate-controlled tack room, laundry with half bath, central vacuum system



Heated wash and grooming stalls, heated feed room, automatic fly spray system



Guest house: 2 bedrooms, 2 large bathrooms, 1,600 sqft.



Open floor plan living area, hardwood floors throughout



Great kitchen with stainless steel appliances

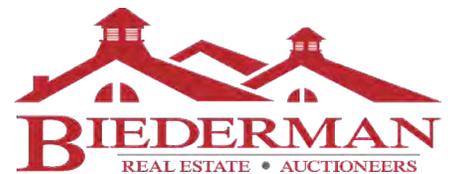


Stone tile shower

Detached 2-bay garage with studio apartment above with full kitchen and bath, hardwood floors



Converted tobacco barn to shop and storage area, 45' x 75' concrete floor, enclosed workshop





240' x 100' outdoor riding arena with viewing stand.

Synthetic footing, irrigation system



Renovated dry-stack stone fencing, 2 electrified automatic entry gates, underground utilities



BIEDERMAN
REAL ESTATE • AUCTIONEERS

Aerial view of the barn and guest house complex



Aerial side view of the main residence with arena in background



Aerial map of the property

Extensive engineered drainage system

1,800' of frontage on historic Clear Creek with adjacent riding and walking trails





Biederman Real Estate will strive to represent our clients, both buyers and sellers, with the utmost responsibility. Our representatives will always work to our highest abilities to provide successful transactions for all parties.

We Get it Done!



WWW.BIEDERMANREALESTATE.COM

1076 Wellington Way . Lexington. KY . 40513

859.277.2030