

FOR SALE

**274 Prescott Road
Bourbon County, Kentucky**

KENTUCKY.....THE HORSE CAPITAL OF THE WORLD!



Lovely and quiet 53 ± acre farm in Bourbon County. Newly built home in 2017 with a large master and master bath, 2 guest bedrooms with guest bath, stone fireplace in living area with plenty of natural light. Beautiful views from open living and dining area, perfect for entertaining. Mud room with laundry makes cleaning off a breeze coming home from the barn. Fenced-in side patio garden for pets. There are 3 total barns on the property: 1 tobacco barn converted into a 5 stall horse barn with an office and tack room; 1 horse barn, 7 stalls with wash bay and tack room. And a large workshop with large overhead garage doors and a bay for a trailer or RV. Climate controlled office at the front of the building with half bath, plus tack and equipment storage area. Also includes a 3 bedroom, 2 bathroom modular home. Priced below appraisal by motivated seller.

Listing Price: \$649,000

BIEDERMANREALESTATE.COM

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WESTIN OSBORN, CO-AGENT
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- 2,278 sq ft residence
- 3 bedroom
- 2 full bathrooms, one half bath
- Gas fireplace
- Lovely landscaping
- Open floor plan
- 3 car attached garage





Lovely kitchen with granite counter tops and breakfast bar



Laundry and mudroom with utility sink

Master bedroom with
beautiful views



Master bath with double
vanities, beautiful tiled shower



Guest bedroom

Back porch



Side yard fenced for pets



5 stall horse barn with
wash stall and tack
room



View of the workshop (left) and the converted tobacco barn (right)

Climate controlled office and half bath inside the workshop



Large bay for RV or trailer



5 stall converted tobacco barn with office and tack room



Run-in shed attached
to workshop



Lovely gently rolling land



3 bedroom, 2 bath
modular home





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both buyers and sellers, with the utmost responsibility.
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abilities to provide successful transactions for all parties.*

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