



NORMANDY FARM
4701 PARIS PIKE
LEXINGTON KY 40511

Own a part of history with this ~250 acre property which includes 6 barns with 83 total stalls. The elegant ~5700 sq ft manor house dominates the entry with an additional 3 tenant homes and 3 apartments on site. This bluegrass treasure has produced multiple winning Thoroughbred race horses. Come make your dream possible on this special land!

Offered at \$6,200,000

1. Manor House
2. Office
3. Carriage House
4. Kenney Cemetery
5. Horse Cemetery
6. U-Barn
7. U-Barn House
8. Walker

9. Normandy Barn
10. Tobacco Barn
11. New Barn
12. Manager's House

From here, exit to Hughes Lane and take a right on Paris Pike
13. Paris Pike House (currently closed for renovations)

underlying map by Google Maps



1. The Manor House

Built in 1804 by Colonel Abraham Bird, this is one of the first brick houses in Fayette County, it was a simple two-story brick house consisting of the current kitchen and bedroom above. Robert P. Kenney purchased the house in 1825 and extended its length to include the dining room and bedroom above. James Kerr bought the house from Matthew Kenney in 1878. Kerr doubled the size of the house with the addition of the front four rooms and façade.



The house is approximately 5700 sq ft. It has four bedrooms, a grand living room, dramatic curved main staircase, library, dining room, sun room and kitchen built around the large, original cooking fireplace. There are 5 full bathrooms, three staircases, and 8 original fireplaces.



2. The Carriage House

The original carriage house has been converted into separate spaces. The bottom two apartments each have a bedroom, living room, kitchen and one bathroom. The top floor is one space that has been used both as event space and a single loft apartment. Featuring fabulous vaulted ceilings with exposed beams and a hayloft door, the space has a small full bathroom as well as a small kitchen or catering space. There is an additional two car garage next to the carriage house. The upstairs apartment is open, but the downstairs apartments are closed. One apartment is currently being renovated and the second is occupied.



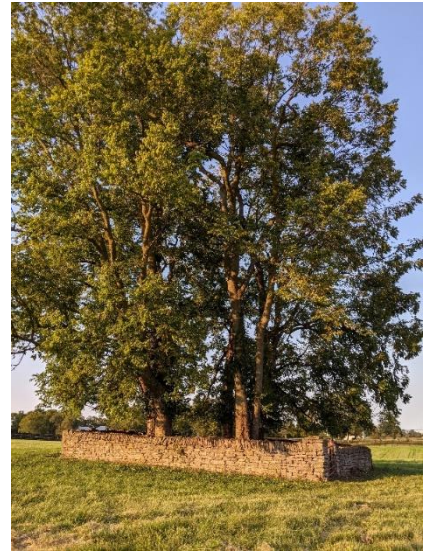
3. The Office

Surplus from WWII, the Quonset hut served as the original office. An additional office building was added on in the early 2000s. The Quonset hut is a very large owner's office, complete with conference table space. There are two additional offices, a large reception area, kitchenette and bathroom in the newer addition.



4. The Kenney Cemetery

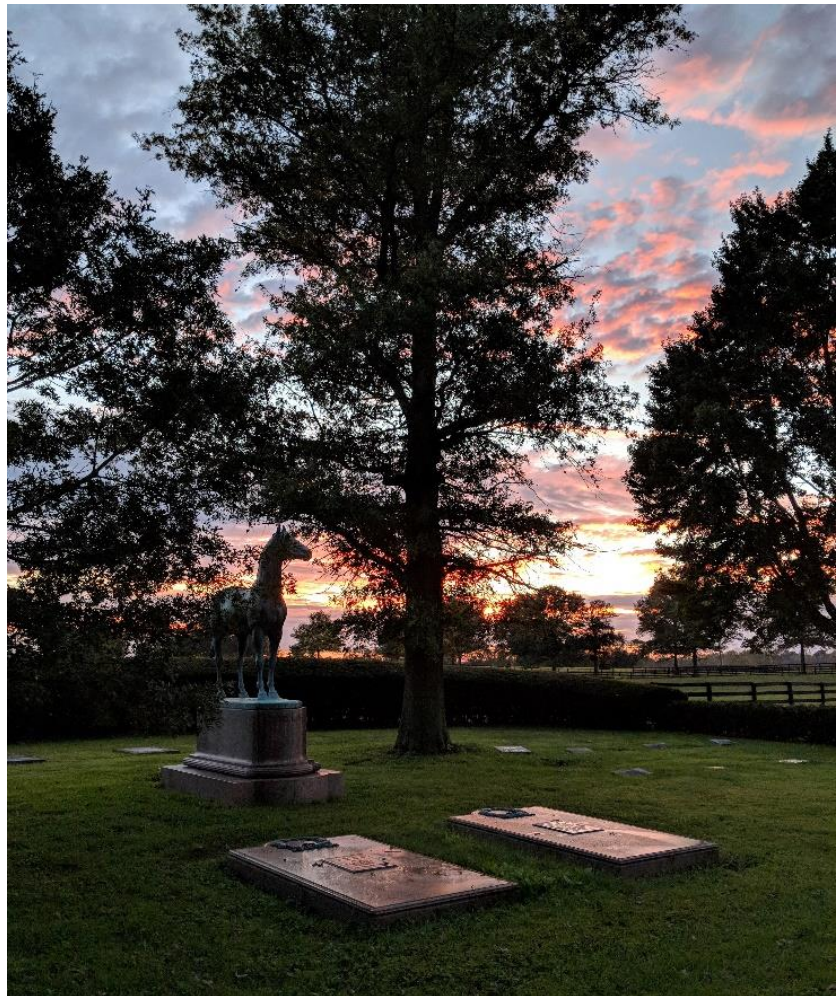
A small plot of Kenney family graves lies fenced off in the field behind the manor house. The gravestones are from the early 1800s.



5. The Horse Cemetery

Created in 1929 and dedicated to Fair Play, the Sire of Man O' War, many celebrated race horses and broodmares reside in the cemetery. Containing over twenty headstones, the centerpiece is a life-sized statue of Fair Play along with the graves of Fair Play and Mahuba, Dam of Man O' War.

This land has produced many successful horses. Recent well-known prodigy from the farm includes: 2015 Breeder's Cup Sprint Turf winner Mongolian Saturday; multiple graded stakes winner and 2018 highest priced broodmare prospect Daddy's Lil Darling; and Canadian 2018 Champion three-year-old colt Sky Promise.



6. The U-Barn

Built in 1927 the barn has 27, 10'x10' stalls, feed room, tack room, full loft and slate roof. The entire area is paved, and has multiple water hydrants. The barn's courtyard has been used as a fabulous tented area for charity fundraisers. Additional stalls and equipment sheds are located behind the main U-barn structure.



7. The U-Barn House

This tenant house is ~ 1000 sq ft with 2 bedrooms, a living room, kitchen, dining room and 1.5 bathrooms.



8. The Walker

There is a 6 horse, hands-free walker made by Straton on the property.

9. The Normandy Barn

Built in 1927 with 12, 14'x14' stalls, plus a feed/tack room in the tower which serves as a fire-break between the two sides of the barn. The original French clock made by Francis Paget & C. Succ. resides in the tower and is estimated to have been made in the early 1900's. The wind-up clock is in working condition and just before the hour, on the hour, and a single chime on the half hour.



The figurines on the slate roof follow a French tradition of decoration, warding off evil spirits, and discouraging other animals to nest in the barn. The goose, white cat and one black cat are believed to be original. The others figurines were purchased in France by Nancy Polk in the early 2000's to replace damaged ones.

The barn is modeled after barns in Normandy, France. The iconic barn was used in 2003 in the movie *Seabiscuit* as rival War Admiral's private stables.



10. The Tobacco Barn

Originally used to dry tobacco, the barn was converted to 12 stalls. The road along the tobacco barn is shared access and ownership with the farm next door. There are markers in the road denoting the property line. The shared portion runs from approximately half-way between the Normandy barn and the Tobacco barn to the top of the hill towards the New barn.

11. The New Barn

Built in 2007 by Nancy Polk this barn has 22, 12'x12' stalls, full loft, tack and feed rooms. The barn features fabulous breezeways, as well as gorgeous views of the property.



12. The Manager's House

This ~ 1500 sq ft home has 4 bedrooms, a living room with fireplace and built-in bookcases, kitchen, 2 bathrooms and has a separate entrance directly off Hughes Lane.



13. The Paris Pike House

This historic house was preserved and moved when Paris Pike was widened. The house stands near the watering hole that supposedly served as the halfway stop for travelers between Paris and Lexington. The house is ~ 1200 sq ft with two bedrooms, a bathroom with original claw foot tub and a large kitchen. The layout of the house is consistent with a historic public house; private bedroom for the owner in back off the kitchen, large working kitchen, two public spaces off the main entrance, one with a fireplace.

This house is currently closed for renovations to be finished soon.



Misc. Capital Improvements

- Circa 2013, a fire hydrant was added close to the Tobacco Barn.
- The culvert between the Tobacco Barn and the New Barn was replaced in 2016.
- The manor house bathrooms were renovated in 2017. It also received a new roof and outside paint in 2018.
- All fences have been painted as well as nearly all buildings on the property within the past 3 years.





