

\$389,900 - 1104 Ruddles Mill Road, Paris

MLS® #25018759

\$389,900

2 Bedroom, 1.00 Bathroom, 1,597 sqft
Residential on 11 Acres

Rural, Paris, KY

Discover the charm and potential of this Bedford stone ranch situated on an idyllic 11-acre small farm in the heart of highly sought-after Bourbon County. This one-story home offers 2 bedrooms and 1 full bath with a blend of traditional hardwood and laminate flooring throughout. The unfinished walk-out basement has been professionally resealed and waterproofed, providing peace of mind and endless possibilities for future expansion. Updates include newer all-electric mechanical systems replaced in 2022 and a water heater in 2018. Enjoy the spacious sunroom and attached 2-car garage for added convenience. Outdoors, the property showcases breathtaking farm views, mature trees, and a balance of pasture and woods, making it perfect for both hobby farming and outdoor enthusiasts. Nature lovers will appreciate that the farm backs up to a branch of Flat Creek. Additional amenities include a converted tobacco barn with 6 stalls, multiple storage and shop bays complete with electric. This property combines rustic charm with modern updates and offers an incredible opportunity to create your dream farm lifestyle in beautiful Bourbon County!

Built in 9999

Essential Information

MLS® #	25018759
Price	\$389,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,597
Acres	11.01
Year Built	9999
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	1104 Ruddles Mill Road
Area	006 - Bourbon County
Subdivision	Rural
City	Paris
County	Bourbon
State	KY
Zip Code	40361

Amenities

Parking	Driveway, Other
# of Garages	2
View	Rural, Farm, Trees

Interior

Interior Features	Dining Area, Eat-in Kitchen, Ceiling Fan(s), Security System Owned, Walk-In Closet(s), Primary First Floor, Bedroom First Floor, Breakfast Bar
Appliances	Dishwasher, Range, Refrigerator, Electric Water Heater
Heating	Electric, Wood, Heat Pump
Cooling	Heat Pump, Electric
Fireplace	Yes
Fireplaces	Living Room, Masonry, Wood Burning
Stories	One

Exterior

Exterior Features	Patio, Storm Door(s)
Lot Description	Horses Permitted
Roof	Composition

Construction	Stone
Foundation	Block

School Information

District	Bourbon County - 6
Elementary	Cane Ridge
Middle	Bourbon Co
High	Bourbon Co

Additional Information

Date Listed	August 23rd, 2025
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Listing Details

Listing Office	Keller Williams Commonwealth
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