

\$419,900 - 6504 Combs Ferry Road, Winchester

MLS® #25506634

\$419,900

5 Bedroom, 3.50 Bathroom, 2,564 sqft
Residential on 8 Acres

Rural, Winchester, KY

PRICE IMPROVEMENT PLUS SELLERS ARE OFFERING UP TO \$7,500 TOWARD BUYERS CLOSING COSTS, PREPAIDS OR RATE BUYDOWN. Welcome to an extraordinary residence where luxury, craftsmanship, and natural beauty come together. This house has been taken down to the studs, and thoughtfully rebuilt. This two story home with a walk-out basement sits on 8 acres, adjoining the Lower Howard Creek Preserve, offering unmatched privacy and an exceptional standard of living. The owner spared no expense—every detail has been meticulously executed, creating a truly turnkey retreat. Inside, the home features all new electric, plumbing, drywall, trim, doors, all new windows, drywall, trim, lighting, and more. The heart of the home features special-order oak flooring and showcases an large open concept kitchen with Butler's pantry with enough space for a breakfast table. The dining/living area, anchored by a pellet stove, creates a warm, inviting atmosphere ideal for entertaining. The primary suite also located on the main floor offers elevated comfort and design with a large walk-in tiled shower and plenty of room to add another vanity or additional closet. Up the natural spalted maple stairs you will find thoughtfully arranged upper level featuring three additional bedrooms, a full bathroom, and large living room. The basement features a full bath, generous living space with Fisher Grandpa Bear wood stove, separate flex space being used as work out area, a large



mudroom/ laundry area making it ideal for an in-law suite, guest quarters, or extended-stay retreat. Outside, the property is a curated of natural elegance. The grounds feature willow trees, apple trees, Japanese maples, raspberry bushes, elderberry bushes, an asparagus patch, and four raised garden beds perfect for cultivation. A wrap around porch partially covered is equipped with hot and cold water. The back of the house has an concrete pad concrete pad 4" thick reinforced with fiberglass and rebar with carriage bolts ready for base plates for framing of a garage if you so choose. Also on the back of the house is a 100 amp service panel. With views of the nature preserve behind it, this home offers a rare blend of refined comforts and breathtaking surroundings. This is a distinctive opportunity to own a home crafted with exceptional care and vision, offering the privacy of country living with the sophistication of a fully modernized home. Conventionally located close to recreational outdoor activities, Lexington, Richmond and Winchester. Only 1 mile to the Kentucky River, 12 miles to Hamburg Pavillion, 16 miles to downtown Lexington, 16 miles to downtown Richmond, 10 miles to downtown Winchester. Approx. 800 feet of road frontage. (buyer to verify) Call today to schedule a private tour of this truly special home.

Built in 1976

Essential Information

MLS® #	25506634
Price	\$419,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,564
Acres	8.00

Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

Community Information

Address	6504 Combs Ferry Road
Area	007 - Clark County
Subdivision	Rural
City	Winchester
County	Clark
State	KY
Zip Code	40391

Amenities

Parking	Driveway
View	Rural, Trees/Woods

Interior

Interior Features	Eat-in Kitchen, Ceiling Fan(s)
Appliances	Dryer, Dishwasher, Microwave, Refrigerator, Washer, Range
Heating	Other, Wood Stove
Cooling	Ceiling Fan(s), Window Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Dining Room, Living Room, Wood Burning
Stories	Three Or More

Exterior

Exterior Features	Garden
Lot Description	Wooded
Windows	Blinds, Screens
Roof	Metal
Construction	HardiPlank Type
Foundation	Block, Slab

School Information

District	Clark County - 7
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Elementary	Shearer
Middle	Robert Campbell
High	GRC

Additional Information

Date Listed	November 20th, 2025
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Listing Details

Listing Office	United Real Estate Bluegrass
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