

\$525,000 - 1450 Clintonville Road, Paris

MLS® #26000681

\$525,000

3 Bedroom, 2.00 Bathroom, 3,256 sqft

Residential on 6 Acres

Rural, Paris, KY

Property has a contingency contract with 48 hour kickout. First time on the market in 37 years! Tucked away on 5.9 picturesque acres, this charming mini-farm is accessed by a beautifully landscaped, tree-lined driveway and offers a prime location convenient to Paris, Winchester, and Lexington. Enjoy peaceful farm views from the wraparound front porch perfect for relaxing or adding a porch swing to take in the serene surroundings. This ranch style home with a basement features a fully glassed Florida room and offers flexible living space with 3 bedrooms on the main level and potential for up to 4 bedrooms with minimal modifications. The kitchen was updated within the last three years and boasts granite countertops and backsplash, along with stainless steel gas range, refrigerator, and dishwasher. The finished basement includes a spacious bedroom with a cedar lined walk in closet, a large den featuring a cast iron wood burning fireplace, a full bath, and ample storage. Plumbing is already in place for a mini kitchen, making this space ideal for a mother in law suite or multi generational living. Outside, you'll find a 2-car detached garage with electric and a large workshop, perfect for hobbies or storage. Bring your animals and embrace the peace, privacy, and serenity of country living. This property truly offers the best of farm life with convenient access to town.

Built in 1989



Essential Information

MLS® #	26000681
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	3,256
Acres	5.90
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	1450 Clintonville Road
Area	006 - Bourbon County
Subdivision	Rural
City	Paris
County	Bourbon
State	KY
Zip Code	40361

Amenities

Utilities	Electricity Connected, Water Connected, Propane
Parking	Detached Garage, Driveway, Garage Door Opener, Off Street
# of Garages	2
View	Rural, Trees/Woods, Farm

Interior

Interior Features	Breakfast Bar, Entrance Foyer, Eat-in Kitchen, Other, Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dryer, Dishwasher, Gas Range, Refrigerator, Washer
Heating	Geothermal
Cooling	Geothermal
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Free Standing, Wood Burning
Stories	Two

Exterior

Exterior Features	Ramped Access
Lot Description	Many Trees
Windows	Blinds, Screens
Roof	Dimensional Style
Construction	Vinyl Siding
Foundation	Block

School Information

District	Bourbon County - 6
Elementary	Bourbon Central
Middle	Bourbon Co
High	Bourbon Co

Additional Information

Date Listed	January 10th, 2026
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Listing Details

Listing Office	The Brokerage
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