

\$1,499,000 - 2549 Bethlehem Road, Paris

MLS® #26002589

\$1,499,000

3 Bedroom, 3.50 Bathroom, 6,398 sqft
Farm on 31 Acres

Rural, Paris, KY

Set across 30.7 acres, this turnkey horse farm offers a rare sense of privacy and peace in the heart of the Bluegrass - Bourbon County Kentucky. Nestled near the back of the farm sits a beautifully crafted, all brick and stone 3 BR 3.5 BA home featuring a gorgeous great room with stone fireplace, soaring vaulted ceilings and a wall of windows to enjoy the sweeping countryside views. The thoughtfully designed custom kitchen offers high end finished such as cherry cabinets, granite tops and stainless steel appliances. The large primary bedroom is designed with privacy in mind - including an ensuite bath recently renovated to include heated tile floors, an extra large tiled shower and fantastic soaking tub. The completely finished, walkout basement features 9 foot ceilings, a full bathroom, 2nd laundry room, a custom gym/studio area and a traditional wet bar area complete with a pool table - all perfect for entertaining ! So you also like outdoor living and entertaining ? You will discover a resort-like saltwater in ground swimming pool, hot tub and outdoor grilling area all just off the back deck. The farm is perfectly suited for horses, featuring plank fenced, gently rolling paddocks complete with auto waters and run-in sheds, a converted tobacco barn with 2 stalls (room for 6 more) and a tack room. Just 15 minutes from the Kentucky Horse Park, this horse farm blends convenience, privacy, and classic Kentucky charm - an extraordinary opportunity to own a true horse property from



day one !

Built in 2005

Essential Information

| | |
|----------------|-------------|
| MLS® # | 26002589 |
| Price | \$1,499,000 |
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 6,398 |
| Acres | 30.70 |
| Year Built | 2005 |
| Type | Farm |
| Sub-Type | Farm |
| Style | Ranch |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 2549 Bethlehem Road |
| Area | 006 - Bourbon County |
| Subdivision | Rural |
| City | Paris |
| County | Bourbon |
| State | KY |
| Zip Code | 40361 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Connected, Water Connected |
| View | Rural, Farm |
| Pool | In Ground |

Interior

| | |
|-------------------|---|
| Interior Features | Central Vacuum, Entrance Foyer, Wet Bar, Walk-In Closet(s), Ceiling Fan(s), Soaking Tub |
| Heating | Forced Air, Heat Pump, Zoned |
| Cooling | Central Air, Electric, Heat Pump, Zoned |
| Fireplace | Yes |

Stories One

Exterior

Lot Description Rolling Slope, Gentle Sloping

School Information

District Bourbon County - 6

Elementary Bourbon Central

Middle Bourbon Co

High Bourbon Co

Additional Information

Date Listed February 13th, 2026

Zoning Agriculture

Listing Details

Listing Office Bluegrass Sotheby's International Realty



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