

The Farm Inn

26.00 Acres | Boyle County, KY | \$1,370,000



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Activities & Amenities

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Farm/Crops/Ag
Golf Course
Hotel/B&B/Resort
House/Cabin
Income Producing
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Recreational Business
Rental Property

Land Details

Address: 450 Waterworks rd ,
Danville, Kentucky 40422, USA
Total Acres: 26.00
Elevation: 940
Topography: Rolling Pasture
Pasture Acres: 23
Source of lot size: Owner

Building Details

Price: \$1,370,000
Homes: 4
Style of Home(s): Colonial
Finished Sq. Ft.: 11,442
Bedrooms: 10
Full Bathrooms: 10
Basement: None
Electricity Provider: Kentucky Utilities
Trash Provider: Republic Services
Water Provider: Lake Village Water
Parking Types: Driveway
Outbuildings: 5
Other Improvements: Barn/stalls
Fence Type: wood
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters, Fireplace
Flooring: Hardwood



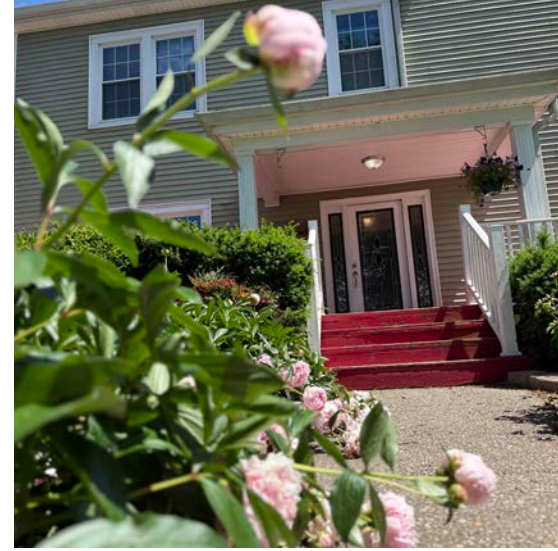
About This Property

Located in Danville, KY The Farm Inn is a unique hospitality and event property offering rustic charm, scenic countryside views, and endless potential. Ideal for a boutique inn, wedding venue, retreat, or private estate, this established property combines peaceful surroundings with convenient access. A rare opportunity to own a one-of-a-kind destination in Central Kentucky.

Land

This beautiful 26-acre property offers a versatile blend of productive tillable ground and fenced pasture, perfectly suited for horses, cattle, hay production, or crops. The gently rolling terrain provides scenic countryside views and excellent usability, creating a peaceful setting ideal for both agricultural and recreational use. Guests of the inn can enjoy walking trails, open green space, and the quiet charm of the surrounding landscape. With ample room for farming, livestock, outdoor events, or future expansion.





Improvements

Main House-This stunning 7,348 sq. ft. Colonial-style home blends timeless character with extensive modern renovations and additions throughout. Featuring 10 bedrooms, 8 bathrooms, 2 full kitchens, multiple dining and living spaces, and several beautiful fireplaces, the property is perfectly suited for a bed & breakfast, boutique inn, or short-term room rentals. Thoughtfully updated while preserving its historic charm, this spacious estate offers exceptional flexibility for hospitality, events, or private residential use.

Guest House- A charming 1,200 sq. ft. guest house offers flexible living space with a studio-style layout, full kitchen, and full bath. Ideal for long-term tenants, short-term rentals, guest accommodations, or an event prep building.

Cabin 1 and Cabin 2- A pair of beautiful 1,400 sq. ft. guest cabins combines rustic warmth with comfortable living, featuring beautiful pine interior finishes, 2 bedrooms, 1 full bath, a cozy loft, full kitchen, and inviting living area. A spacious back deck offers the perfect place to relax and enjoy the peaceful countryside setting. Ideal for short-term rentals, private guest accommodations, or elegant bride and groom suites, this cabin provides both character and income-producing potential.

Outbuildings/Barns-The property also features two classic barns and three silos that add incredible character and visual appeal to the grounds. Beyond their charming farmhouse aesthetic, the barns provide excellent storage and functional space for event supplies, equipment, décor, or agricultural use, further enhancing the property's versatility for hospitality, weddings, and special events.

Recreation

This picturesque property offers endless recreational opportunities in a peaceful countryside setting. The gently rolling 26 acres are ideal for walking trails, horseback riding, outdoor gatherings, gardening, and enjoying the scenic





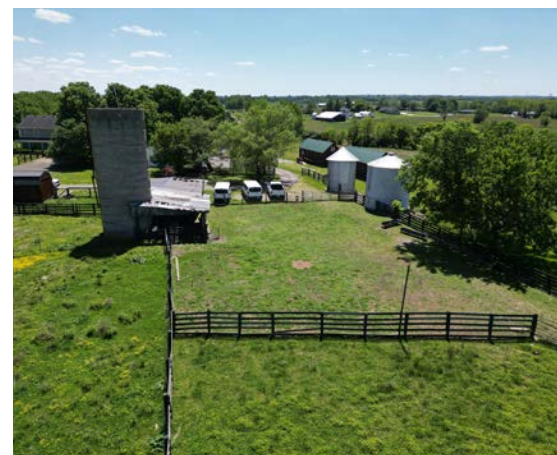
beauty of Central Kentucky. With open green space, charming barns, and quiet surroundings, the property creates the perfect retreat for relaxation, weekend escapes, weddings, events, or agritourism experiences just minutes from town, golfing, and the Bourbon Trail.

Agriculture

This property is well suited for a variety of agricultural uses, featuring a combination of productive tillable ground and fenced pasture ideal for crops, cattle, horses, or a hobby farm operation. The gently rolling landscape provides excellent usability for grazing, hay production, gardening, or recreational farming, while also offering scenic open space that complements the property's peaceful rural setting.

General Operations

Previously operated as a successful inn from 2010–2019, the property offered guests a true Kentucky experience – waking up to breakfast before being chauffeured in a sprinter van for tours along the famous Bourbon Trail. Today, the property continues to generate income through a combination of long-term and short-term rentals, offering excellent flexibility and proven hospitality potential for future owners.





Region & Climate

Kentucky enjoys a moderate four-season climate with warm summers, mild springs and falls, and generally moderate winters. The region is known for its lush green landscapes, rolling countryside, and long growing seasons that are ideal for agriculture, horse farms, and outdoor recreation. Seasonal changes bring colorful autumn foliage, blooming spring scenery, and comfortable conditions for year-round tourism and events.

History

Danville, founded in 1787, is known as the “Birthplace of Kentucky” because it hosted the conventions that led to Kentucky becoming the 15th state in 1792. Rich in history and preserved architecture, Danville features a vibrant downtown filled with historic buildings, locally owned shops, restaurants, and cultural attractions. The city is also home to Centre College, one of the nation’s top liberal arts colleges, and is centrally located near Kentucky’s famous Bourbon Trail and scenic countryside.

Location

Located in Danville, this property offers the perfect balance of peaceful countryside living and convenient access to local amenities. Known for its historic charm, vibrant downtown, and rich Kentucky heritage, Danville is home to unique shops, restaurants, entertainment, and the renowned Bourbon Trail. Centrally positioned in Central Kentucky, the area provides easy access to Lexington, outdoor recreation, and regional attractions while maintaining the quiet appeal of small-town living.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

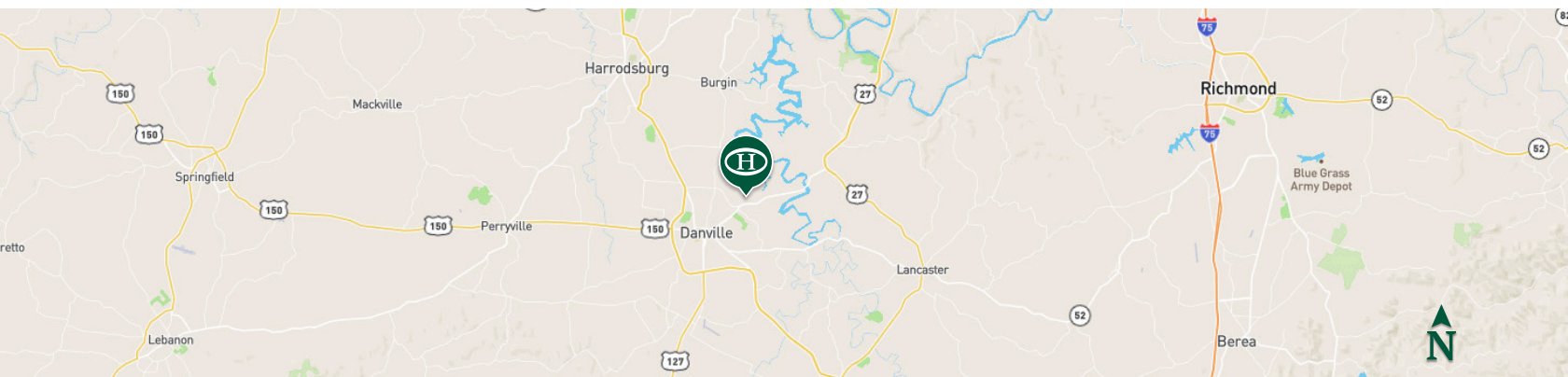
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MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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FARM, RANCH & RECREATIONAL REAL ESTATE



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