

# ABSOLUTE AUCTION

## 687 Kidds Mill Road

Versailles, KY • 45+/- Acres



## The Thomas Lyne Historic Home

**OPEN HOUSE:**  
**Sunday, 9/7 and Sunday, 9/14 from 2:00 - 4:00pm**

*Presented by:*

*The Halfhill Auction Group* at Rector Hayden Realtors® and  
*Whitney Pannell* with Berkshire Hathaway HomeServices de Movellan Properties



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**T**he Thomas Lyne House is a 2-story, Federal-style brick home with 3,600 (+/-) SF comprised of 3 bedrooms, 2 baths, majestic entry foyer, parlor, formal dining room, family room, large kitchen, and an extensive porch. Exterior features include a guest cottage, 8-bent tobacco barn, log corn crib, and stone structure that houses the remote boiler system. Within the 45 acres, there is an exquisite mix of rolling pasture, scattered woods, and meticulously maintained gardens.

The house is featured on both the National Register of Historic Places and the Kentucky Historic Register. On the National Register application, the Kentucky Heritage Commission notes that “the unique and exuberant interior woodwork is of outstanding design and craftsmanship unequalled for its period within the state.”



**Jim Halfhill**  
Principal Auctioneer  
859.338.5764  
Halfhill@rhr.com



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The home was built by a wealthy Virginia plantation owner and his wife after purchasing the property in 1809. The façade of the house uses a Flemish Bond brick pattern and the remaining exterior walls feature a five course American Bond pattern. All bricks were made on the property by Louisville Firebrick Company and the two large original firebrick markers with the company name will remain with the home. Many of the bricks are stamped with “LFB” and labeled as either “Standard” or “Kaintuck”.

## HISTORY<sup>1</sup>

History of the property can be traced back as far as 1795 when William and Ann Jackson willed the land to their son John. In September, 1806, John and his wife Alice deeded the land to Thomas Helm. Thomas and his wife Elizabeth conveyed the land to Robert Chambers in April, 1809, who deeded the property to Thomas Lyne and his wife Mary Ann in August of that same year.

Thomas and Mary completed construction of the home in 1815 where they raised eleven children. For more than a century and a half, the property remained within the Lyne lineage but fell into disrepair in the mid-twentieth century. In 1986, the vacant property was purchased by Ken and Marcella Baker who began the historic renovations seen today. From 1791 until 1806, the property served as the home of the Clear Creek Presbyterian Church under Reverend James Blythe. Pastor Blythe went onto become President of Hanover College in Indiana and also served as acting President of Transylvania University. He was the first Kentucky preacher to receive the honorary degree of Doctor of Divinity.



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<sup>1</sup> Presbyterianism in Versailles and Woodford County, Kentucky 1784-1963 by Rev. Robert Stuart Sanders, D.D.

**Whitney Pannell**

*Listing Agent*

859.983.8080

[whitney@whitneypannell.com](mailto:whitney@whitneypannell.com)



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Other members of the church included: James Crawford and Samuel Shannon, both graduates from Princeton under John Witherspoon the only preacher to sign the Declaration of Independence. Member Robert Patterson was one of the founders of both Lexington, Kentucky, and Cincinnati, Ohio. Malcolm Worley was a member of the first Synod of Kentucky.



On the west side of the house, just outside the kitchen window is a fifty-six foot hand-dug well, fed by an unfailing spring. The well, with its limestone-laid walls, was installed in 1791 for the use of a log cabin church located on the front lawn. The previous owners installed an electric pumping system from the well which could be used as an excellent watering system for the gardens and livestock.



Each time

digging has been performed, many artifacts have been found that cover a span of many years. There are also several copies of letters, now located in the University of Kentucky special library, University of Notre Dame, and the John Hunt Morgan house, from Confederate soldiers in a Union prison camp to Nancy

“Nanny” Lyne, a grand-daughter of Thomas & Mary Lyne.



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## LOCATION

The Thomas Lyne house holds court on 45 beautifully landscaped and pastured acres near Lexington, Kentucky, the Horse Capital of the World. The property is situated on a very tranquil and private dead-end road, yet is convenient to many nearby amenities.

- 10 minutes to historic downtown Versailles, the county seat.
- 15 minutes to the Bluegrass Airport and Keeneland race track.
- 10 minutes to Bellerive shopping center with a new Kroger grocery store.
- 3 minutes to the small, historic town of Keene with general store and post office.
- 12 minutes to Palomar Center with a Wal-Mart food center, LA Fitness, banks, retail stores, and restaurants.

## RESTORATION

The restoration process was performed with patience, time, and extensive research and consultation to ensure complete accuracy. The attention to detail can only be found in the most professional restoration. All the original and faux painting was uncovered with extreme care. In some places where not enough paint could be uncovered, it was reproduced by professional historians to remain accurate. Each room has a rectangular area on the chair rail that is covered with plexi-glass to expose the original paint.



Many historians have visited the home since the restoration including well-recognized authors of Kentucky architecture, museum curators, and members of the Historic Hermitage Commission. All have agreed that the quality of restoration is better than most museums in the country. This home is truly like going back 200 years into history.

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The Federal entrance is especially elegant with an all-lead glass fan light, arched porch ceiling with original square posts, and beautifully carved embellishments. Above the doors and fan light there is a very formal hand-carved rope along with hand-carved oak leaves. The cut limestone used to support the front porch and front wall of the foundation is smoothly dressed for a more elegant appearance—not commonly found on such homes. Most of the shutters on the house are the original cedar shutters, each of which is marked with Roman numerals that match the inside window casing. The expansive L-shaped back porch is framed by rustic columns which still contain the original wooden pins that hold the railing.



All floors in the house are 1 3/4" ash except the kitchen which is a combination of ash and pine. Except for the upstairs dormer rooms, the home also retains almost all of the original horse hair plaster and ceilings are between ten and eleven feet tall. There are seven original fireplaces, four of which have remote-controlled propane gas logs.

The house remained in the family lineage but fell into disrepair until it was purchased in 1986 and restoration work began. This home has been meticulously restored to its original colors and unique faux painting has been uncovered and reproduced throughout the house. The heating, plumbing, electrical, and air conditioning were all installed during the restoration process and the roof was recently replaced by the previous owners using the highest quality shingles and copper flashing. The heat is hot water baseboard, which is piped underground from the stone building that houses the wood or fuel oil boiler. Inside the boiler building there are electrical connections for a fuel powered generator in case of any power failure.



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Formal Entry

The entry foyer features intricate carvings of four leaf clovers over every window & door. An especially ornate carving graces the front stairway. Faux painting on the stair risers, railing, & posts greets visitors as they enter this magnificent home. The



entry foyer, landing, and second floor balcony depict reproductions of the original painted floor cloths, typical of the time period. The landing offers a magnificent view of the downstairs floor cloths. The foyer also has double doors that lead from the front porch to the large back porch-creating a cooling breezeway in the center of the home.



Formal Parlor Room

The formal parlor is absolutely breath-taking! When most people see it for the first time, they are awestruck. This room is truly the “showcase” room & is one of the key reasons the home is on the Historic Registry. From the outside, such exquisite attention to detail would not be expected in such a rural setting, but it is the most ornate room any historian has seen in a house located in a country setting. At the time it was built, an itinerant

woodcutter lived at the home for 2 years while he carved all the decorative woodwork in the house. The woodwork is carved from cedar that was likely harvested from the property & the intricacy of the work is unsurpassed. The fireplace exhibits a mantel with hand-molded rope carvings with an exquisite ornate flower center.



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Graceful, fluted arches flank each side of the fireplace. At the center of each arch is a sunflower with individually carved petals & a rose that extends from the sunflower that's detailed down to the stamen. Above every window & door are two



dogwood blossoms with the same intricate detail as the other woodwork. The baseboard in the room has been



painted with two colors & along with the chair rail, demonstrates the intricate rope carving.

## Formal Dining Room



This is the second most stunning room in the house with vibrant yellow woodwork trimmed in red. The mantel has unusual, ornate elliptical-shaped columns and historically documented wallpaper from the 1800-1820's has been reproduced around the border of the room.

The piece de resistance of this room is a whole wall depicting Niagara Falls, one of Zuber's six scenes of America.



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Keeping Room

Featuring an original fireplace that has been updated with thermostatically controlled propane gas logs, the keeping room hosts a cozy



atmosphere in which to relax. The two sets of press doors expose

the original green, red, and blue faux painting and the door to the dining room reveals original yellow and green paints.



Main Level Bath

The downstairs bath is uniquely situated under the front, central staircase with exposed, original beams. The bath has a sunken tub and a meticulously-detailed folk art mural depicting the property as it may have appeared in its early days.



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The focal point of the kitchen is the large stone cooking fireplace-complete with its original crane and two sets of remote-controlled gas logs. Two presses flank the fireplace and house the washer & dryer on one side and large pantry on the other. The countertop is solid two-inch curly maple and all cabinets have been custom painted to remain in keeping with the rest of the house. The

appliances include a Jenn-Air cooktop, dishwasher, large refrigerator with icemaker and water dispenser, Blanco sink with Kohler brushed copper fixtures, and premium KitchenAid convection oven with upper microwave. The kitchen is accented with a floor cloth appropriate to the time period and also contains the original pass-thru, which was used to serve meals.



Kitchen



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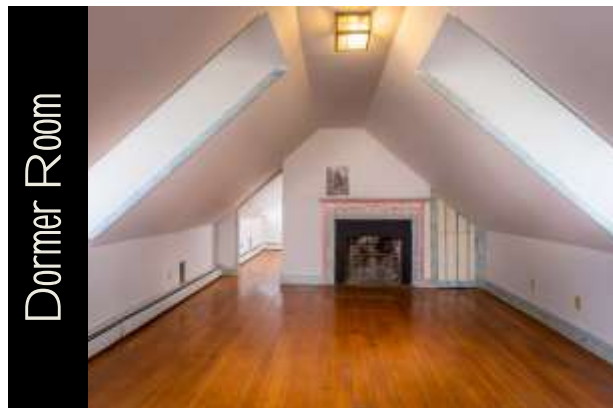
Front Bedroom #1 - 2nd Floor

The two front rooms both feature press doors and the reproduction of the original bright colors and unusual faux painting seen throughout the house. One bedroom is adorned in blue and yellow while the other is blue and green. Both have mantels with the same ornate rope carvings seen in the parlor.

The Dormer Rooms, originally separated from the rest of the upstairs as slave quarters, section of the house has been opened to the adjoining room and also contains the stairway to the keeping room.



Front Bedroom #2 - 2nd Floor



Dormer Room

## The back dormer room

served as traveler's quarters and still has the original wrought iron chain and hasp that was used to lock unknown travelers in during the night. The back of the traveler's room has been retro-fitted to house the upstairs bath. The

woodwork exhibits circular blue faux painting style. The upstairs bath was added to the back portion of the traveler's quarters so as to be as unobtrusive to the architecture as possible. It is cozy and private for relaxing in the jetted tub.



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Built in 1979, the efficiency cottage was the last structure built by the family bloodline and was lived in by the owner after the house fell into disrepair. It has a private back porch that faces away from the main house toward a tranquil view of the pasture. A separate parking space off the farm's private road and adjacent to the home helps to give the cottage the feeling of separation, even though it's only a few steps away from the main house.



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- Formal Living Room with fireplace (gas logs)
- Formal Dining Room with fireplace
- Keeping Room (family room) with fireplace and gas logs
- Three bedrooms
- Two baths
- 3,600 (+/-) SF
- 45 (+/-) Acres per deed
- Range, dishwasher & refrigerator
- Window treatments
- County water & septic system plus well water
- Hot water heat
- Central air for kitchen, keeping room & upstairs bath and bedroom
- Eight bent tobacco barn
- Two unfinished cellar areas (original to house)
- Tree house



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A special Thank You to Jessica Turner for providing the historical background.

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**AUCTIONEER**

**Jim Halfhill, Sr.**

859.338.5764

halfhill@rhr.com

Halfhill Auction Group at  
Rector Hayden REALTORS®

**LISTING AGENT**

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