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Arrowhead Farm

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PHOTO BY JOSEPH REY AU

Arrowhead Farm

Owner shares Anderson County residence with American Saddlebreds



TOP The 73-acre property has a lake, a pond with gazebo, a paddock and fields.
ABOVE Open barn doors on the left lead from the indoor arena to the stable area. On the right, a large window (opposite stable doors) is at the back of the cabin.
BELOW The facility has 24 stalls, two tack rooms, a feed room and a hay loft.



Melinda Moore with Dylann's Desert Admiral



ABOVE A gazebo and pond are surrounded by an outdoor training track. | PHOTOS BY JOSEPH REY AU

BY MELISSA NIPPER
CONTRIBUTING WRITER

Melinda Moore doesn't have a problem bringing her work home with her. In fact, the owner, breeder and trainer of American Saddlebreds loves her work so much that she decided to eliminate her commute completely when she built her residence nine years ago.

Moore built a two-story log cabin on her 73-acre Arrowhead Farm in Lawrenceburg. But there is more to the cabin than meets the eye.

Connected to the main residence is a top-notch equine training facility so that Moore doesn't even have to leave the building to work the horses. She shares her residence with her dogs, her cats and her horses.

"I love the closeness of being with the animals" Moore said. "When you have foaling mares, they're right here. You don't have to get in the car and drive to another barn. In the winter, you don't even have to go outside."

As the daughter of World Championship Horse Show Hall of Fame members, Moore grew up around horses and has been training since she was 18. Despite all of her years working with horses, she has never lived alongside them as she does now.

"It's been a huge convenience," Moore said. But she'll soon give up her log cabin with a view of the horses. Arrowhead Farm is currently for sale, as Moore is preparing to downsize and move back to Versailles, where she grew up.

CONVENIENT QUARTERS

When Moore designed her home, she made sure that the log cabin was comfortable and convenient after a long day's work.

"It's a pretty simple layout, with three levels," Moore said. "There is a full basement, and then the main level has a big living area with the giant picture window looking out into the indoor arena."

The first floor also has a spacious kitchen, Moore's office and a half bath.

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The two-story log cabin is situated on a 73-acre horse farm in rural Anderson County, which is currently on the market.



The cabin's first floor has an open living space with a fireplace and a large window that looks out into the indoor arena.



The second-floor features a spacious bedroom with a fireplace, as well as a luxurious bathroom and a walk-in closet.

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ARROWHEAD

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Upstairs is the owner's suite with a balcony and a large walk-in closet and separate shoe closet. The luxurious bathroom has a whirlpool tub, a double sink, a jetted shower and a make-up room.

The house has many features with the rustic feel Moore wanted, including ceiling beams and a double-sided wood-burning fireplace in the living room and side patio.

"It's an authentic log home built by a log-cabin builder from North Carolina," Moore said.

Moore had many of the furnishings custom-made in Texas in order to match the look and the size of the home. Since many of the pieces are so specific to the log cabin, she will negotiate the sale of the furniture if prospective buyers are interested.

Moore's favorite feature of her home is its proximity to the horses.

The connected training facility makes Moore more comfortable knowing that her animals are close; while relaxing in her living room, she can keep an eye on them when they are ready to give birth and even protect them from harm.

"For example, once at four in the morning I heard a tremendous racket from my bedroom upstairs," Moore said. "I was able to hear that a horse had gotten stuck in the bars. I got him undone; if I had not been near the horses, he would not be alive."

CREATURE COMFORTS

In addition to the indoor arena that Moore can overlook from her main living space, the connected facility also houses a stable with 24 stalls and two tack rooms. There are two additional 1,200-square-foot apartments at either end of the barn, creating a total of three living quarters attached to the training facility.

The facility includes an oversized hay loft, a feed room and numerous other fea-

tures that make it a comfortable home for the horses. For example, the wide aisle is covered with rubber pavers, creating a safe environment. In addition, the 14-foot-by-14-foot stalls are wider than average, Moore said.

The structure is concrete block with a stucco finish.

"All you need to maintain it is a pressure washer and occasional spot of paint here and there," said Moore, who chose plastic fencing and other low-maintenance materials.

Other facilities on the farm include four run-in sheds, a paddock and three fields. The property has a large outdoor building, a separate garage, and an 8-acre, stocked lake.

There is also a separate pond with a gazebo and diving board where Moore swims. The man-made pond, which Moore calls her "country pool," is surrounded by the outdoor training track. It's stocked with 70 koi and provides a refreshing entertaining space for Moore and her guests.

The property is gated and located less than 20 miles from Blue Grass Airport and less than 2 miles from the Bluegrass Parkway. Five acres of the property are zoned commercial.

While Moore has appreciated the views from her log cabin residence, a future owner might be interested in the views from the back of the property, Moore said.

"There are some unbelievably beautiful building sites at the back, which is secluded and surrounded by woods," she said.

Moore will miss the location and the features of Arrowhead Farm when she moves back to Woodford County.

"This facility is very big and I am thinking of a smaller breeding operation in the future," she said. "If you have this big, extremely nice facility, you're going to use it. I know that. So I am selling it so I can think about doing some traveling." //

This week's featured home is listed with the Humes Ward Team of Rector - Hayden Realtors in Versailles. To see more images of this week's featured home, visit the Homeseller photo gallery at Kentucky.com.