



Upper Westchester

The more rural parts of Westchester bring a New England feel to an area long favored by New York's most affluent citizens.

Salutation, designed and built by Sir Edwin Lutyens in Kent, England, just before the outbreak of World War I, was the model for Darlington Hall when it was built in 1995 at 422 Hardscrabble Road in North Salem. The 10-bedroom, 11-bathroom English manor commands 83 acres, and features a grand entry hall with a double wrought-iron staircase, antique limestone floor and a 22-foot ceiling, while the music room and living room, each with a fireplace, offer views of the lily-pond fountain pool. The second floor has a walnut-paneled library, with another fireplace, and a painted ceiling depicting a 16th century astrological map. The Orangerie, accessible year-round by a tunnel, features an indoor 45-by-20-foot indoor pool with spa and changing room. There is also a new Boffi kitchen, caretaker apartment and a guesthouse. The 10,168 square

footage of the main home does not include the 3,000-square-foot lower level.

Once nearly \$9 million, the list price was recently reduced to \$4,995,000. "To get this much land, with a beautiful pond and many walking paths throughout, for under \$5 million is remarkable — and the home is in move-in condition with a large indoor pool," said Carol Goldberg, associate broker with Vincent and Whittemore in Bedford Village. "This offers so much more acreage than some of the smaller properties in Greenwich that are listing for this price, and the home is truly grand."

The estate at 1515 Baptist Church Road in Yorktown Heights, a new listing on the market for \$12 million, features an elegant country house with a saltwater pool, red-clay tennis court, carriage house with a three-car garage, detached artist's space that can serve as a gym, and a guesthouse — all on 20.5 acres.

The fenced grounds, behind a gated entry, include a long driveway with three natural ponds stocked with fish, two waterfalls, streams, fields and mature gardens. The 7,758-square-foot, four-bedroom main house was completely rebuilt in 2009, with the original structure dating back to the late 1800s. The leaded glass windows and many French doors were repurposed from other authentic buildings, and all trim and millwork was crafted from a single 400-year-old English brown oak from an old English abbey.

"Once you pass the carriage house toward the lake, it is like you are on a rustic country dirt road," said James "JB" Avery, sales agent with Douglas Elliman Real Estate. "You feel very far away from civilization, although you are only one hour from Manhattan. You can take some great walks, and go fishing, take a boat or kayak, and never leave your property. This serene estate in the Gold Coast of Yorktown Heights represents the very best that Westchester County has to offer."

Built in 2007, a five-bedroom, 8,253-square-foot gentleman's horse farm on 28 acres in the heart of Bedford is on the market for \$9,950,000. Located at 382 Harris Road and known as Riverbend because of its 1,000-foot frontage on the Beaver Dam River, the property abuts the Beaver Dam Sanctuary, with direct access to more than 100 miles of riding trails of the Bedford Riding Lanes Association. The shingle-style home was designed by architects Shope, Reno and Wharton, and the property includes a four-stall barn, 180-by-90-foot riding ring and a



OPPOSITE: Darlington Hall, at 422 Hardscrabble Road in North Salem, is set on 83 acres. Photo: Nathaniel Johnston

TOP: The estate at 1515 Baptist Church Road in Yorktown Heights was completely rebuilt in 2009. Photo: Douglas Elliman

ABOVE: The gentleman's horse farm at 382 Harris Road abuts the Beaver Dam Sanctuary. Photo: Tim Lee Photography



two-bedroom guest house over a five-bay garage.

"Shope, Reno and Wharton are known in the area for high-quality, shingle-style new-construction homes in the colonial vernacular, with deeply detailed interiors with coffered ceilings and elaborate built-ins and interior carpentry, and all the buildings, including the outbuildings, are in beautiful condition and well done," said David Turner, associate broker with Houlihan Lawrence. "You can ride from your property directly onto the trail network, and this particular location in the Beaver Dam Sanctuary has some of the best trails of the entire network because you can walk your horse right into the sanctuary without having to cross any roads at all. There are trout in the Beaver Dam River, and people do fly-fish there. It is remarkable to have all the amenities of Wyoming in your backyard in Westchester."

Completed in 2009, a meticulous two-year restoration and expansion of the classic white farmhouse at 159 North Salem Road in Katonah added a large living room and a master suite, as well as a playground on the lower level, while restoring and seamlessly matching the original trim from 1807. On the market for \$5,395,000, the home now has six bedrooms and eight full bathrooms, and includes a six-stall horse barn and a riding ring, a tennis court with a synthetic grass surface and a square saltwater pool. The gym is now in the original foundation of the 1807 house, with exposed boulders for walls.

The upstairs of the barn, above the stalls, can be used as a large party space, and the air-conditioned pool house can serve as a guesthouse. "All of the systems — the plumbing, windows, wiring — were redone throughout, so it is effectively a new 1807 home that

TOP: Totally renovated, the classic white farmhouse at 159 North Salem Road in Katonah is effectively a new 1807 home.

ABOVE: 9 Miller Road in Pound Ridge features a free-form gunite saltwater pool. Photo: Coldwell Banker Residential Brokerage

OPPOSITE: The home at 9 Truesdale Lake Drive in South Salem offers unobstructed lake views. Photo: Julia B. Fee Sotheby's International Realty



fits today's lifestyle," said Daniel Ginnel, president and principal broker of Ginnel Real Estate in Bedford Hills. "This was not a renovation, but a true restoration and expansion on 10 acres, with a pool and pool house, barn, tennis court and a pretty pond next to the original 250 acres on the Bedford Riding Lanes, with walking paths and cross-country ski trails. So you are effectively buying 250 acres for the price of 10."

In Pound Ridge, a Nantucket-shingle style five-bedroom home, sited on 4.43 acres, is listing for \$2,195,000. Custom built by the current owners at 9 Miller Road in 1998, the 6,361-square-foot main home on a cul-de-sac features a free-form gunite saltwater pool, spa and waterfall surrounded by gardens. It is a couple of miles from the center of Pound Ridge (known as Scotts Corners) and Bedford Village; about 20 minutes from White Plains, Stamford and Greenwich; and about an hour's drive from New York City.

The family room has a floor-to-ceiling stone fireplace and French doors leading to a patio. The living room also has a fireplace with French doors to a covered porch, while the dining room, with built-ins and a butler's pantry, adds to the upscale character of the home. "Pound Ridge is known for its privacy, but it is not so far out in the woods to be remote," said Margo Lancia, sales agent with Coldwell Banker. "Scotts Corners has several sweet little restaurants and family-owned shops, with farmers' markets every weekend in the summer. It is a real vacation spot that appeals to families and weekenders who want to live in the city but also have a country escape with a pool when they want it."

The midcentury modern residence with cypress interiors at 9 Truesdale Lake Drive in South Salem

is on the market for \$1.2 million. Built in 1957, the home is situated on three lots totaling 1.4 acres — two on one side of the lake and the third on the other — preserving the wooded vistas from the main house. The first floor's main living area features walls of double-height windows, framing year-long unobstructed lake views, with a handsome boathouse, designed as a replica of the main house in 2010, which could also serve as an artist's or yoga space, meditation room or an office. The previous owners completed an extensive restoration of all the original cypress indoors in the ceilings, walls, beams and floors, while maintaining the integrity of the open spaces.

The annual property taxes for the two-bedroom property, with 2,049 square feet of living space in the main house, are reasonable at \$15,113. "The property is unique in architecture and design — and there is always a premium for lakefront," said Joanna Rizoulis, associate broker with Julia B. Fee Sotheby's International Realty. "These owners bought it for that price in 2013, and added some of their own improvements, and just recently put it back on the market for that same price. With all the zoning and setback laws, you would never be able to build a boathouse in that location again — and this one is particularly beautiful, looking directly across at a half acre of your own land across the lake. There really is nothing like this property, situated on both sides of a lake like this, and it is priced well enough to serve as an affordable second home. It is like lakefront living in New England, and very quiet and very private on both sides of the lake — but only an hour north of the city." ■