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# BEHIND THE HEDGES

HAMPTONS REAL ESTATE & LUXURY LIFESTYLE

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# Roll Out of Bed and Saddle Up!

When the stable is only steps from your home, you can trot down anytime

*story by Taylor K. Vecsey*

*Photo courtesy of Douglas Elliman Real Estate*





**O**n the East End, there is no shortage of beautiful horse stables with luxurious amenities. But, why board elsewhere when you could keep your horse on your very own property?

For equestrians, nothing beats waking up and heading straight to the barn. Hard work, for sure, if you're handling the mucking and feeding, but from true horse lovers there will be few complaints. And, let's face it, in the Hamptons, most who have the dough for an equestrian property can likely afford hired help.

"The center of the Hamptons universe is horse country with many of our clients loving Water Mill and Bridgehampton for their proximity to the many horse farms that they and their children ride at," says Jack Pearson of the CeeJackTeam at Compass. "These days, 'having it all' in the Hamptons often means having room for your horses too!"

While many come to the Hamptons and North Fork for the beaches and boating, there are plenty of others who spend

their summers in the saddle. From show jumping to dressage, polo playing to barrel racing, horseback riding is a big part of recreation on the East End.

"The equestrian properties are sought after because they are unique and purpose-built to the equestrian lifestyle," says Holly Bridges of Douglas Elliman Real Estate. "Long established on the North Fork and Hamptons by people who love horses, the tradition continues because of the culture, camaraderie and care of the community. There are opportunities to participate in sporting events and also to just relax on the farm with the horses. These are very special places."

On Shelter Island, the property pictured on this page is already set up as a small horse farm. It came on the market this summer for \$5.75 million. Michael Brennan of Douglas Elliman Real Estate says the estate at 44 St. Mary's Road is, "A rare opportunity to acquire this magical self-contained property of nine-plus acres offering an elegant sense of place in the beautiful Shelter Island countryside."







*Photo courtesy of Douglas Elliman Real Estate*

The four-bedroom, four-bath main house at 44 St. Mary's Road on Shelter Island is a traditional farmhouse with four dormer windows (one is hidden behind the red maple tree). A matching stable, seen below, features a tack room, covered wash stall, hay loft and turnout paddock right off the three stalls. The property also has a guest house, pool and three paddocks.



*Photo courtesy of Douglas Elliman Real Estate*





*Photo by Vistabee! Courtesy of the CeeJackTeam*

The CeeJackTeam at Compass is representing a piece of property in the heart of Bridgehampton's horse country, part of the original Two Trees Stables. The 2.54-acre property at 849 Hayground Road includes acres of flat lawn, and large mature deciduous trees frame the stable views. A 17th century farmhouse was moved to an adjacent lot, but a sunken tennis court, electricity and town water are in place. The sale also includes plans for a modern one-story house if all you want are views of horses without the hassle of keeping them. It is listed at \$5.995 million.



*Photo by Vistabee! Courtesy of the CeeJackTeam*





*Photo courtesy of Douglas Elliman*

Listed for \$18.5 million, this 10-acre estate at 1150 Deerfield Road in Water Mill, including an agriculture reserve, can accommodate horses and a barn, according to Douglas Elliman Real Estate's William Wolff. The main house was built to resemble a centuries-old farmhouse, and there is also a two-bedroom guest cottage and a brand new pool.



*Photo courtesy of Douglas Elliman*





In Jamesport, the property at 1810 Main Road sits in the heart of wine country, but it's all about the horses here. The six-acre property includes an equestrian center, recently renovated and expanded, known as the Golden Light Farm. The home was also renovated and includes high-end finishes, a covered wrap-around porch and a custom, heated, saltwater pool with rock waterfall. Douglas Elliman's Holly Bridges has it listed at \$3.9 million. *Photos courtesy of Douglas Elliman*







Kilmore Farm in Wainscott, an 18.55-acre equestrian compound, is being offered at \$15.95 million with Bespoke Realty. The property includes a home with views across open fields, a roughly 3,000-square-foot cedar-sided center aisle horse barn with a large tack room, spacious stalls and a center loft, and an impressive 7,200-square-foot indoor riding ring so training can continue all year long.







There is also an Olympic-sized dressage ring at Kilmore, round turnout pen, three-stall shed row barn, a storage barn with a foaling stall, grass training and jumping fields and eight irrigated turnout paddocks. *Photos courtesy of Bespoke*







An original 1850s farmhouse and a large 18-stall horse barn stand on nearly 25 acres at 18625 Main Road in Mattituck. While most of the development rights have been preserved, it can operate as an equestrian facility. We hear a deal is pending with Daniel Gale Sotheby's International Realty. The last ask was \$1.675 million. *Photos courtesy of Daniel Gale Sotheby's International Realty*

