FOUR FOUNTAINS

HALSEY NECK LANE, SOUTHAMPTON

6.725 ACRE SOUTHAMPTON COMPOUND WITH DISTINGUISHED PROVENANCE

Among Southampton's most storied estates, and one of the East End's finest properties, the compound known as "Four Fountains" is steeped in history and pedigree, with a superior location mere yards from the Atlantic Ocean.

THE EPITOME OF CLASSIC ELEGANCE, BEAUTIFULLY REVIVED & REINVENTED OVER 90 YEARS





CELEBRATED FOR ITS MAGNIFICENCE

The rare, sprawling compound spanning nearly 7 acres is a arklike retreat that has graced the pages of architectural and arden publications. This icon, modern yet symbolic of the old orious Southampton Village, is comprised of a grand 2-story main house, 2-story guest house, caretaker cottage, separate en house, 2-car garage with living quarters above, swimming pool with pool house, and a cherished private pond.

PROVENANCE

Originally built in the late 1920's for Lucian Hamilton Tyng and Ethel Hunt Tyng, the estate was first utilized as an arts pavilion, as the owners, who lived across the street, wanted a facility for shows, concerts and workspace to play homage to the vibrant Hamptons arts community. The property next belonged to one of the architects who designed it, and subsequently transformed it into his own residence in the American Art Deco style. Archibald Brown of Peabody, Wilson and Brown retained the soaring 21' arched ceiling and dramatic 40'x40' footprint of what was the theatre/gallery, and is now the grand great room with a fireplace.

Ownership was followed by former chief of CBS William S. Paley, who used it as a summer retreat, gallery space for his notable art collection, and backdrop for the Southampton social scene with soirées lasting into the night. Most recently, the current owners have restored the home and enhanced the gorgeous grounds.



Climbing hydrangea creeps over the wall to one side of the pool pavilion. Pots of English box define the corners of the swimming pool.



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From the back of the house the rear terrace looks down the lawn to the pond at the bottom of the garden.

FOUR FOUNTAINS

SOUTHAMPTON, NY

\$35,000,000 | EXCLUSIVE.

Overview

- 6.725 Acres
- Private Tree-Lined Driveway
- 9,528 SF+/- of Interior Space
- 1,531 SF+/- of Exterior Space
- 10 Bedrooms
- 10 Full and 2 Half Bathrooms
- 6 Structures
 - 2 Story Main Residence
 - 2 Story Guest House
 - 1 Story Caretaker Cottage
 - 2 Story Garage with Apartment
 - Separate Green House
 - Pool House
- Swimming Pool
- Reflecting Pool
- Private Pond
- Mature Landscaping
- Ample Lawnspace

Location

- Located on a Prestigious Street in the Southampton Estate Section
- One House from the Atlantic Ocean

FOLLOW THIS PROPERTY ON INSTAGRAM **#FourFountainsSouthampton**

Provenance

- Originally built in the late 1920's for Lucian Hamilton Tyng and Ethel Hunt Tyng
- Designed by Peabody, Wilson & Brown
- Landscape Architecture Originally
 Designed by Russell Page
- Notably Featured in Publications Such as Houses of the Hamptons, Hamptons Gardens, and Paul Bangay's Country Gardens
- Summer Retreat and Gallery Space for William S. Paley, Former Chief of CBS

First Level

- Foyer with Powder Room & Closet Storage
- 19'8'' x 19'8'' Dining Room
- Kitchen with Breakfast Area
- 40' x 40' Grand Great Room with Fireplace
- Master Bedroom with:
 - Master Bathroom
 - 2 Closets
 - Exterior Access
- Office with:
 - Powder Room
 - 2 Closets
 - Exterior Access

Second Level

- Rear Second Level:
 - Bedroom with Full Bathroom and Closet
- Front Second Level:
 - Studio with Full Bathroom
 - Storage

Garage

- First Level:
 - 2 Car Garage
 - Living Room
 - Kitchen
 - Storage
- Second Level:
 - Bedroom with Full Bathroom
 - Two Bedrooms
 - Full Bathroom

Guest House

- First Level:
 - 2 Foyer Entrances with Closet
 - Living Room with Fireplace
 - Storage
 - Bedroom with Full Bathroom
 - Dining Room
 - Laundry Room
 - Kitchen with Closet
 - Laundry Room
- Second Level:
 - Bedroom with Full Bathroom and Closet
 - Two Bedrooms
 - Full Bathroom
 - Multiple Hall Closets

Guest Cottage

- Living Room with Access to Exterior Deck
- Kitchen with Breakfast Area, Pantry, and Closet
- Bonus Room
- Bedroom with Full Bathroom and Closet



THE EMBODIMENT OF REGAL LIVING

A captivating experience takes shape as you proceed down the drive through a short allée of trees to the large paved circular courtyard, where two stone piers topped by bronze Art Deco falcons greet your arrival.



THE ENTRY

Massive metal and glass doors scrolled with bronze peacocks welcome you into the main house graced by exquisite architectural details throughout.

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THE DOUBLE HEIGHT GREAT ROOM, DINING ROOM, AND KITCHEN WITH BREAKFAST ROOM ACCOMMODATE LAVISH PARTIES.





A NEARLY UNOBTAINABLE COMBINATION OF HISTORY, ART, ENTERTAINING, PRIVACY, AND NATURE, ALL PERFECTLY MELDED TOGETHER TO CREATE A PRIME HAMPTONS ESTATE







The sitting room looks out to the reflection pond, designed by Russell Page, which is flanked on two sides by ornamental pears. At the back of this lawn there are two layers of hedging, which add depth.







SUPERB PRIVACY ON BLISSFUL GROUNDS

Located on a prestigious street in the Southampton estate section, Four Fountains is situated at the end of exclusive Halsey Neck Lane on pristine private land, just one house up from the ocean. The compound is surrounded by natural beauty and wildlife, nestled between Halsey Neck Pond, the bay, and the Atlantic Ocean, and protected land to the south that cannot be built upon.









LUXURIOUS LANDSCAPING

Renowned English designer Russell Page originally designed the landscape, which has since been perfected over the years by leading Australian designer Paul Bangay, featuring a halfacre pond enveloped by natural plants, cutting garden, formal Italianate garden with terrace, reflecting pool lined with pear trees, and huge open lawn that connects the other areas.









Deep beds of hostas and water iris at the bottom of the garden.



THE GUEST HOUSE

The 2-story guesthouse is self-sufficient with living and dining rooms, a kitchen, 4 bedrooms and 3 baths.



The central framed forecourt had beds of Magnolia grandiflora and English box spheres, and the guest house is cloaked in wisteria.

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FIRST LEVEL

- 1,814 SF+/-
- Entry Foyer with Fireplace and Powder Room
- Dining Room with Fireplace
- Kitchen with Island and Fireplace
- Wet Bar/Butler's Pantry
- Living Room with Fireplace and Window Seating
- Office







SECOND LEVEL

REAR SECOND LEVEL:

• Bedroom with Full Bathroom and Closet

FRONT SECOND LEVEL:

- Studio with Full Bathroom
- Storage



Rear Second Level Floorplan





Front Second Level Floorplan

GARAGE FIRST LEVEL

- 2 Car Garage
- Living Room
- Kitchen
- Storage







GARAGE SECOND LEVEL

- Bedroom with Full Bathroom
- Two Bedrooms
- Full Bathroom





GUEST HOUSE FIRST LEVEL

- 2 Foyer Entrances with Closet
- Living Room with Fireplace
- Storage
- Bedroom with Full Bathroom
- Dining Room
- Laundry Room
- Kitchen with Closet
- Laundry Room





GUEST HOUSE SECOND LEVEL

- Bedroom with Full Bathroom and Closet
- Two Bedrooms
- Full Bathroom
- Multiple Hall Closets







GUEST COTTAGE



SURVEY

- 6.725 Acres
- Private Pond
- Swimming Pool
- Reflecting Pool
- 6 Structures
 - 2 Story Main Residence
 - 2 Story Guest House
 - 1 Story Caretaker Cottage
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 - Pool House











As night falls, the beautifully lit grounds become home to magnificent white herons.

Marthan Martin









FOR MORE INFORMATION, PLEASE CONTACT BESPOKE REAL ESTATE'S PORTFOLIO MANAGEMENT TEAM

> 631.500.9030 PORTFOLIOMANAGER@BESPOKEREALESTATE.COM

BESPOKEREALESTATE.COM