



PRIVATE RESIDENCE, BEDFORD HILLS NEW YORK

A modest renovation

CLIENT

Withheld

TYPE

Newly constructed single-family home with renovated guest house

SIZE

6,500 sq ft

COMPLETION

2017

Completed in 2017 our work at the Bedford Residence consists of a newly constructed single-family home with a detached garage and the renovation of an existing guest house.

Our initial task was to renovate the existing home at the edge of the property, close to the road. The modestly sized home is backed up to the sloped site, precluding anything other than an addition parallel and close to the well-traveled road. The 6-acre sloping site was once an orchard and is still populated with specimen apple and pear trees. It became immediately apparent that building a new home atop the hill made the most sense.

BACK STORY

An existing swimming pool, halfway up the slope formerly occupied the back yard of the existing house. The new structure is oriented so the pool area is related to the family room and connecting covered porch. What could have been a “tail wagging the dog” solution, the new structure is sited as if the pool location was intentional. The long, sweeping driveway that gradually negotiates the hill terminates in a courtyard defined by stone walls and the three-car garage. The swimming pool area is surrounded by tall privet hedges that creates a private outdoor room. The linear planned home is oriented on an east-west axis, with most of the primary living spaces facing south. The first-floor spaces are en suite, connecting through a series of aligned openings resulting in long vistas from one end of the home to another.

[The Bedford Residence - web page link](#)



CONTEXT

A six acre gradually sloping site bordering a land trust.

NUTS & BOLTS

Despite its size, the home is modest. The garage includes an unfinished second floor that was intended to be finished. The Town's zoning regulations have a broad reach and ever since a famous fashion designer was caught with a garage attic apartment housing his live-in Italian Ferrari mechanics, special approvals and permits are needed for any finished above garage space.



WHAT YOU DON'T SEE

The 100 ft. long tunnel below the courtyard that connects the main house with the garage. The tunnel was requested by the owner to make the unattached garage virtually attached.

BEST USE

Weddings, parties, any indoor-outdoor celebratory events that include large groups of people.

