

South Fork Dream Home: Add A Little Spice To Your Life With This Sag Harbor Saltbox

Lana Bortolot | January 25, 2023



If you've ever dreamed of dwelling in the heart of Sag Harbor, this saltbox charmer is the quintessential historic abode in this former whaling town.

Built in circa 1840, this home has had only three owners, the current overseeing a top-to-bottom historically sensitive renovation that added the kitchen build out, and two bathrooms on the upper level, creating a primary en-suite.

Now a three-bedroom, three-bathroom, 2,200-square-foot residence, it's well suited as a weekend house for entertaining or year-round, says Linda Batiancela, the Town & Country agent representing the listing.

“For people looking for a weekend home, it’s a great location. You can walk to Havens Beach and the village,” she says. “And if you want to live here, Sag Harbor school district is one of the most desirable on Long Island.”

Upon entering the house, to the right of the foyer is a corner-window living room with a fireplace that leads into the 30-foot-long open dining room and family room. Adjacent to the living room and great room is a windowed space that was once a dedicated bedroom; it can be used as a home office or to accommodate overflow guests. The wide-plank oak floors are not original to the house but are in keeping with the character.



Indeed, the careful renovation considered other such details, and with the house located in the Sag Harbor Historic District, conformed to requirements set forth by the Board of Historic Preservation and Architectural Review.



The kitchen is approximately 200 square feet and offset but open to a large room, separated by an island. The custom wood cabinetry houses the dishwasher, refrigerator and freezer and makes use of open shelving and pickled natural wood finish on the island. The countertops are White Danby Marble from Vermont, and the appliances are all made by Thermador. Rohl

plumbing fixtures are installed throughout. At the end of the room, just off the kitchen, French doors lead out to the patio and outdoor shower. A full bathroom, mudroom and walk-in closet complete the suite of conveniences.

All three bedrooms are on the second floor, with two sharing a bathroom and the primary suite having its own, as well as a walk-in closet. The larger of the two secondary bedrooms has a brick fireplace, which, like the one below it in the living room, has been closed but can be converted to gas, says Batiancela. The hallway laundry room is also located on the second floor.

Other house upgrades include a new cedar roof, cedar clapboard siding and copper gutters, new and upgraded heating, air conditioning, electricity and plumbing, including a tankless hot-water heater. The unfinished walk in/out basement is a rarity in Sag Harbor, says Batiancela, and can be activated for use as storage, a wine cellar or rec room.



Sitting on .20 acres, the back yard, featuring a 15×30 heated gunite pool, is edged with evergreen privet hedges. Hydrangeas and a storybook white picket fence in front complete the picture. The pea-stone gravel driveway accommodates three cars.

The home is a two-minute walk to the center of the village and near the Goat on a Boat Puppet Theater, and historic landmarks such as the Old Whalers Church of Sag, Old Fort and the Sag Harbor Historical Society in the Annie Cooper Boyd House.

History aside, Batiancela says, “Sag Harbor village is one of the hottest areas in the Hamptons. A house with this charm and the ability to walk to the village is most desirable.”

55 Hampton St. lists for \$3,295,000 and the full details can be seen [here](#).