

Sotheby's International Realty

Country Life International

14 October 2015

COUNTRY LIFE
INTERNATIONAL AUTUMN 2015

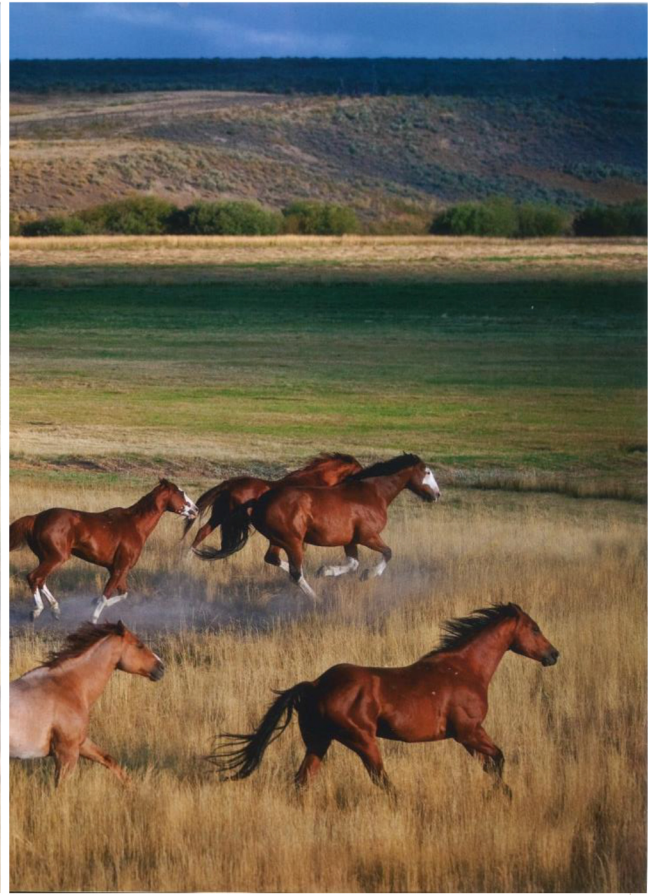
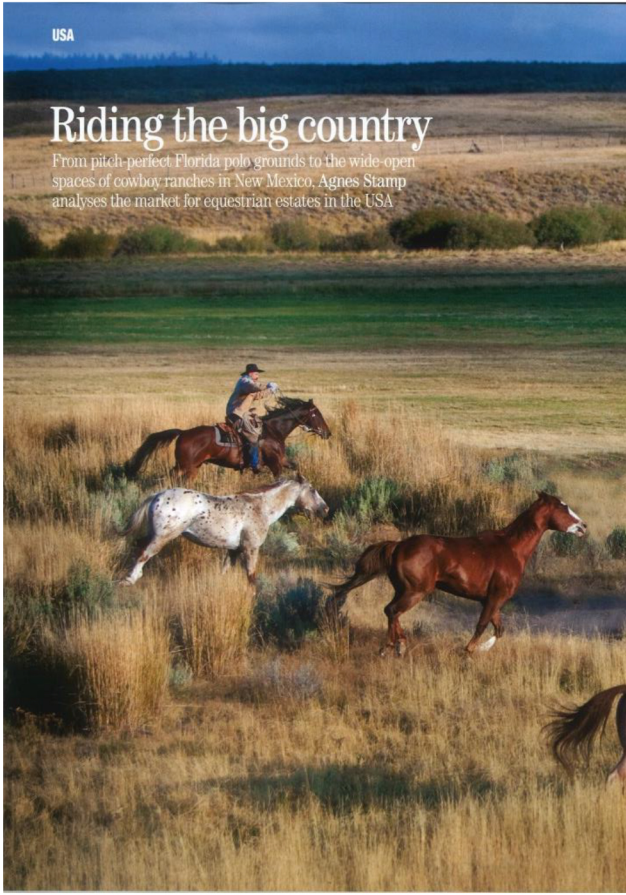
Follow the swallows
The best homes in and around
Cape Town

Ride USA: America's finest equestrian estates
Powderhounds and superdads—meet the ski tribes
PLUS La France profonde: where to buy off the beaten track

USA

Riding the big country

From pitch-perfect Florida polo grounds to the wide-open spaces of cowboy ranches in New Mexico, Agnes Stamp analyses the market for equestrian estates in the USA





Cowboy country

IN the south-west, the Western tradition is strong,' notes Nick Churton of Mayfair International Realty. 'The whole country was built on the back of the horse and the relationship Americans have with this animal is enormous. It's in their DNA. They owe the horse a great deal —it saw settlers across the continent, it helped cultivate the land and it played a leading role in bringing law and order to the New World.'

Rodeos are still booming business. The Professional Rodeo Cowboys Association (PRCA) supports 600 of the most elite multiple-event rodeos on the continent in 37 states and three Canadian provinces and attracts some 30 million fans.

Hunt Ranch at Abiquiu offers a taste of life on the open range. Set in the vast landscape of northern New Mexico, this historic property includes 353 acres bordering the great Chama River, surrounded by majestic cottonwoods and abundant wildlife. Originally established in the 1940s as a working ranch, the property boasts livestock feeders, troughs, pumps, gates, pressure tanks, irrigation equipment, chutes, fuel tanks, corrals, open sheds for feed storage, sorting pens, an arena, a barn, staff quarters and offices.

The eight-bedroom main house is built in the Spanish Colonial style and features exposed beams, vaulted halls and a central courtyard, as well as magnificent views. Hunt Ranch is currently on the market for \$7.895 (£5.14m) million with Sotheby's International Realty (www.sothebyshomes.com; 00 1 505 982 6207).

Richard Wear/Design Pics/Corbis; David Stocklein/Corbis; Ron Garrison/Lexington Herald-Leader/ZUMA Press/Alamy Stock Photo



FOR SALE
\$7.895m

Abiquiu

Although the interiors of Hunt Ranch are decorated to an exceptional standard, it's the breathtaking views that are the real draw
Sotheby's International Realty
(00 1 505 982 6207)

FOR SALE
\$13.9m

Santa Fe

Luxurious 12, Avenida De Ray (\$13.9 million (£9.06m) spans 200 acres, a mere 20-minute drive from the centre of Santa Fe. There are glorious views of the Sangre de Cristo and Jemez mountains from this five-bedroom property. Sotheby's
(00 1 505 984 5114)





Derby day

THE state of Kentucky—Bluegrass country—is famous for two major sporting events in the equestrian calendar. The last weekend of April attracts the world's top riders at the Rolex Kentucky Three-Day Event in the Horse Park at Lexington. Some 78 miles to the west is the historic Churchill Downs racetrack, home of the Kentucky Derby. Derby Day takes place on the first Saturday of May and marks the start of summer as the crowds don festive hats, sip mint juleps and sing *My Old Kentucky Home*.

'There is a huge racing business that stretches across the USA, particularly in Kentucky,' agrees Nick Churton of Mayfair International Realty.

Sea Hero, Arts philanthropist Paul Mellon's American Thoroughbred, won the Kentucky Derby in 1993 as a 13-1 longshot. For the first time, his home, Oak Spring Farm, in Upperville, Virginia, is on the market, for \$70 million (£45.6m) with Washington Fine Properties (020-7467 5330; www.wfp.com).

The 2,000-acre estate boasts two barns with 43 stables, three primary residences, more than 20 cottages, multiple barns and a private airstrip. The gardens and greenhouses are also extraordinary, planted by Mellon's second wife, Bunny, the famed horticulturalist and gardener who was responsible for the Rose Garden at the White House.

With rolling pastures and mountain views, it's easy to see why the agent has described it as 'one of the most beautiful properties in America'.



FOR SALE
\$70m

Upperville, Virginia

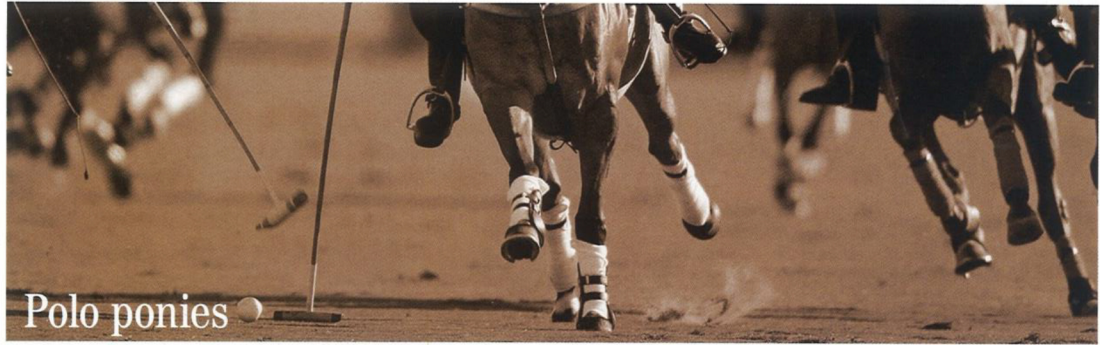
The late Paul Mellon's Kentucky Derby winner Sea Hero was trained at Oak Spring Farm and the garden was designed by his wife. *Washington Fine Properties* (020-7467 5330)



FOR SALE
\$3.95m

Saratoga

Stepwise farm is just 10 minutes from the famous racecourse and offers 198.55 acres and the four-bedroom Griswald House with views to the Adirondacks. *Houlihan Lawrence* (020-7467 5330)



Polo ponies

IT'S said James Gordon Bennett, a noted American publisher, introduced the great galloping game to America in 1876, organising a match at Dickel's Riding Academy at 39th Street and Fifth Avenue in New York. That same year, the first formal American polo club—the Westchester—was founded at the Jerome Park racetrack in the city (today, the Westchester has moved to Rhode Island). Polo gained popularity across the country, extending to Texas and California, and, today, one of the best clubs in the world can be found in Wellington, Florida, also home to a major showjumping festival.

International Polo Club Palm Beach (IPC) boasts some of the best facilities in the USA—a palm-lined drive leads to an all-white pavilion with a pool, polo library, spa and a host of other facilities. However, the main focus is on three meticulously maintained playing fields, which host the US Open Polo Championship and the high-goal Ylvisaker Memorial Cup and Piaget USPA Gold Cup.

A stone's throw away from IPC is San Saba Equestrian Estate, a dream polo residence boasting fine accommodation for 48 ponies. The 55-acre estate also offers one full-size Tifton grass polo field, a grass stick-and-ball field (both with underground irrigation), an exercise track, seven tack rooms, a laundry room and an outbuilding perfect for boots, bandages, hats and mallets.

These exceptional facilities are surrounded by a lake with a waterfall, an exquisite landscape with more than 180 rare plantings and a five-acre nature preserve with trails. Although the main house is small by mansion standards (four bedrooms and two bathrooms), it's the perfect abode for players focusing on their game or it



FOR SALE
\$19.9m

Palm Beach

The 55-acre San Saba Equestrian Estate is a stone's throw from the International Polo Club Palm Beach Martha Jolicoeur (00 1 561 797 8040)



FOR SALE
\$22.9m

Palm Beach

Jupiter Equestrian Estate has winding trails alongside the Dye Preserve Gold Course
• Course
Sotheby's International Realty (00 1 561 281 0031)

could be handsome accommodation for the head groom or farm manager.

San Saba Equestrian Estate is on the market for \$19.9 million (£12.96m) with Martha Jolicoeur (00 1 561 797 8040; www.marthasproperties.com).

For those running a smaller string, a 40-minute drive away from International Polo Club Palm Beach is Jupiter Equestrian Estate, currently on the market at \$22.9 million (£14.9m) with Sotheby's International Realty (00 1 561 281 0031; www.sothebyshomes.com). Situated on 50

acres of land, its equestrian facilities boast a fully equipped eight-stall stable, an outdoor arena, eight paddocks and beautiful riding trails that wind through cypress and pine trees and along the Dye Preserve Golf Course on the western boundary of the property.

The five-bedroom main house overlooks a four-acre private lake and has a heated saltwater pool, chef's kitchen, 1,000-bottle wine room, safe room, ground-floor master suite and observation lounge and terrace with incredible views over the estate.

The Palm Beach Post/ZUMA Press/Alamy Stock Photo; Peter Llewellyn (L)/Alamy Stock Photo



Jumping machines

FOR SALE
\$4.9m

Old Chatham

A former MFH's home, Good Hope Farm has more than 200 acres of fields and pastures ringed with woodland trails. Houlihan Real Estate (020-7467 5330)



THE Hudson Valley has a rich legacy of equestrian pursuits,' says Katherine Jennings of Houlihan Lawrence Real Estate. 'Here in the north-east, foxhunting, eventing and hunter/jumping reign supreme. It's no surprise that these overlap and the terrain and physical attributes of a farm required to accommodate these sports are also very similar.'

There has been a steady growth in these pursuits over recent years and the hunting tradition is thriving in the USA where it's free from politics. The Master of Foxhounds Association (MFHA) has recognised the Golden's Bridge Hounds, Millbrook Hunt and Old Chatham Hunt and these enjoy strong support, including from members who travel from New York in order to participate.

In the heart of Old Chatham, New York state, lies the quintessential hunt-country estate, Good Hope Farm, currently on the market for \$4.9 million (£3.19m) with Houlihan Lawrence Real Estate (020-7467 5330; www.houlihanlawrence.com).



A former MFH's house, the property boasts an existing hound kennel facility and two airy barns accommodating 30 stalls. More than 200 acres of fields and pastures, ringed with woodland trails and dotted with four ponds, offer endless hacking opportunities. It's perfect for the keen hunter or eventer—at least five primary fixtures of the Old Chatham Hunt are hacking distance away and several noted eventing and dressage trainers are based nearby.

The Georgian manor house, originally built in the 1890s, was moved

FOR SALE
\$1.25m

New Jersey

Olympic show-jumper Nona Garson has put together the perfect equestrian estate at Ridge Farm. Turpin Realtors (020-7467 5330)

to the centre of the estate in 1993 and enlarged to include two new wings. Today, it boasts five bedrooms, three bathrooms and an outdoor pool. It also enjoys sweeping vistas over the valley.

Approximately 70 miles from New York's JFK Airport, lies Ridge Farm, a former New Jersey stagecoach stop dating from about 1780, currently on the market for \$1.25 million (£814,242) with Turpin Realtors (www.turpinrealtors.com; 020-7467 5330). Over the past 200 years, many additions have been made to the property and, today, it boasts world-class equestrian facilities, which were installed by its current owner, the 2000 Sydney Olympic showjumper Nona Garson.

The main barn encompasses three aisles containing a total of 31 stalls, a 60ft by 150ft indoor riding arena with an insulated ceiling, heated tack rooms, a heated trunk room and cleaning area, a heated viewing room, medicine and feed rooms and heated indoor and outdoor wash bays. In addition, there are eight fenced paddocks and an outdoor arena with natural footing, a watering system and lighting.

The property also offers a two-bay carriage house and historic bank barn that has eight stalls and can hold more than 2,000 bales of hay.

The five-bedroom main house is built in the colonial style and benefits from a swimming pool.

Set on eight open acres on one of Tewksbury's scenic country roads, this impressive property is close to the charming village of Oldwick, minutes away from the I-78 and a 60-minute drive to Manhattan. The Tewksbury Trail Association offers a network of routes that are perfect for hacking. 🐾