

REAL ESTATE

HOT PROPERTY

Great estate Round Hill Manor renovated, restored

By Gretchen A. Peck

Round Hill Manor has a rich and fabled Greenwich past. The story goes that architect William B. Tubby designed the Jacobean mansion back in 1918 for Daniel Grey Reid, who was the president of the American Tin Plate Company. He built the home as a present for his daughter, Rhea, who had married a man named Henry Topping. He, too, was the son of a magnate — John Topping, the president of Republic Steel.

Tubby's architecture is renowned in Greenwich; he designed the Greenwich Library.

"When the Toppings moved in 1918, it had 40 acres, as it does today," said Bill Andruss of Sotheby's International Realty, who is acting as co-listing agent with Sotheby's colleagues Leslie McElwreath and Joseph Barbieri. "However, in the 1920s, after adding more parcels of land, the acreage reached a little over 200 acres.

"Like many of the manor homes of the period, it was a working farm and provided the produce and dairy products required by the family," he added.

Gifted with the property, Rhea and Henry named it in honor of the bride's mother, Ellen Dunn. For many years it was known as Dunnellen Hall, and spanned more than 23,000 square feet.

The estate would change hands through the years, and the property even drew the attention of Hollywood. It became a set for the 1968 Kirk Douglas film "A Lovely Way to Die." In 1983, real estate maven Leona Helmsley purchased it for \$11 million.

The current owners would buy it from Helmsley's estate in 2010, to the tune of \$35 million. Following the settlement, they embarked on a multi-year restoration project that would transform the now 40-acre estate known as Round Hill Manor.

They insisted on state-of-the-art systems and amenities, and actually reduced the living space footprint of the home to a more manageable 17,603 square feet, according to Realtor Leslie McElwreath. It's



Sotheby's International Realty

Above: The historic great estate at 521 Round Hill Road in Greenwich features spacious living areas with elegant plaster tracery ceilings and panoramic views of Long Island Sound. Below: The nine-bedroom is on 40 acres and has an original brick carriage house that has been converted into a five-car garage.

currently listed for \$49.895 million.

"Round Hill Manor is one of the greatest estates in Greenwich, sitting on the crest of a magnificent plateau overlooking more than 40 high, open acres with panoramic views of Long Island Sound," Andruss said.

Behind the gates, a winding drive bordered by majestic trees leads to a courtyard laid out before the residence.

"At 500-feet in elevation, this breathtaking property has majestic specimen trees, old stone walls and park-like rolling lawns with stunning east, west and south views," Sotheby's Joseph Barbieri said, noting too that the land benefits from complete privacy.

The center hall is a perfect for greeting guests. There are two walls of windows, and the floor is new, made of Bourgogne limestone. The wide staircase ascends up to the second level landing.

The formal living room has a



fireplace — this one, in Neo-Gothic Romanesque style. The room's plaster tracery ceiling rivals for the eye's attention. There's a paneled library on the first level, as well, with yet another fireplace and plenty of lighted bookcases. Nearby, the formal dining room has travertine marble floors and a marble fireplace. Windows run the length of the room, brightening the classic white and gray décor.

Fireplaces are clearly prominent

and plentiful throughout the home. Their chimneys rise from the brick manor's roofline. There's even one in the beautiful kitchen and breakfast room. The millwork is special, and it's adorned with equally special appliances, including a La Cornue range and stove.

The second floor has a wide gallery hall at the top of the staircase. There are seven bedrooms here — six en-suite bedrooms and the master suite.

Details

Address: 521 Round Hill Road, Greenwich

Price: \$49.895 million

Number of Rooms: 21

Features: Situated on 40 acres with panoramic views of Long Island Sound, this historic great estate features nine bedrooms, eight full baths and four partial baths. The first level includes an elegant entry hall, a formal living room, a formal dining room, a gourmet kitchen with breakfast room and a paneled library — all with one-of-a-kind fireplaces. There are seven en-suite bedrooms on the second level, including the master suite. The main residence has a new propane-fueled HVAC system, with individual thermostats for each room. It also has a 350kw generator capable of powering the entire house. The estate's original brick carriage house has been preserved and repurposed as a five-car garage with two separate apartments.

Schools: Parkway School, Central Middle School, Greenwich High

The master suite is spacious and elegant. It, too, has a fireplace of its own, as well as two bay windows, a newly updated bath and two dressing rooms.

The third level of the home includes a large room that makes for a nice gaming and recreation space. There are also two additional bedrooms here and a full bath.

In addition to the main residence, the property also has its original carriage house, which has been preserved and repurposed. Today, it serves as a garage for up to five cars, and also has two separate apartments overhead — ideal for long-term guests or live-in staff.

"This is an unparalleled great estate," McElwreath said.

Listing agents: Bill Andruss, Leslie McElwreath and Joseph Barbieri, Sotheby's International Realty; (203) 912-8990 Bill's cell; (917) 539-3654 Leslie's cell; (203) 940-2025 Joseph's cell