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PEDRO FALABELLA

FORM MEETS FEELING

A young family's vision reshaped
this Water Mill estate into a
contemporary Hamptons retreat
where architecture, art and wellness
exist in quiet conversation.
by HAVEN HATHAWAY
Photographed by BLAINE DAVIS



Framed by its natural surroundings, the exterior of 180 Rose Hill Road is the work of Raymond Renault Architect, built by Guëtta Building Company.





“The actual experience of living in the house needed to feel relaxed and easy, very much in keeping with the Hamptons way of life.”
—FRANCIS NICDAO, PEMBROOKE & IVES

THE MOST COMPELLING homes in the Hamptons are often the ones that feel inseparable from their setting. At the Rose Hill residence in Water Mill, designed by Pembroke & Ives, architecture, interiors and landscape exist in quiet alignment, creating a retreat defined less by spectacle than by atmosphere.

At 16,000 square feet, the residence could have easily leaned into excess. Instead, it feels remarkably measured—grand in scale yet deeply livable. Oversize windows pull in soft natural light throughout the day, while pale oak and richly veined stone bring warmth and texture to the home’s clean architectural lines. Even the wellness spaces avoid feeling overly programmed or performative; they read more like private escapes designed for slowing down and recharging.

Originally conceived as a speculative development, the project took on a more personal dimension when a young family purchased the home in search of something that felt both refined and relaxed. Because Pembroke & Ives had been involved from the earliest stages, the evolution felt seamless rather than cosmetic.

“The evolution from development to designing for the buyer of the home was a natural transition,” says Francis Nicdao,

Set against a backdrop of manicured grounds, the tennis court enhances the property’s resort-inspired atmosphere. Opposite page: The pool terrace pairs sculptural Vondom loungers with a shaded RH daybed.

principal and chief creative officer of Pembroke & Ives. “Once the clients moved in, we layered in additional cabinetry, lighting and decorative finishes that made it feel truly personal.”

That balance between polish and ease is what ultimately sets the residence apart from the typical luxury spec home. Architecturally, the house nods to the Hamptons’ classic shingle-style tradition, while subtle neoclassical and Greek Revival influences lend a sense of structure and proportion. But the interiors never feel overly formal. Rooms are inviting rather than precious, layered with texture and softness instead of perfection. “The front elevation is formal,” Nicdao explains, “but the actual experience of living in the house needed to feel relaxed and easy, very much in keeping with the Hamptons way of life.”

Throughout the home, the material palette does much of the storytelling. Cipollino marble wraps the powder room in swirling shades of green, while bold slabs of Arabescato Orobianco anchor the kitchen with sculptural drama. Calacatta Borghini adds depth and richness to the bar and living spaces. Against quiet plaster walls and white oak floors, each stone feels intentional—less like surface treatment and more like functional art. “We made a conscious decision to be



From top: Cedar by Precision Architectural Woodworks LLC, Haisa stone, Dornbracht fixtures and Rockwood hardware come together in a serene spa designed for quiet restoration; the office features rift-cut white oak and oil-rubbed bronze shelving by Precision Architectural Woodworks LLC, a Grey Valentine marble desk with satin bronze and leather detailing from Nella Vetrina, and a sculptural chair by Oscar Niemeyer sourced through ESPASSO. It is complemented by a CB2 table lamp, a carpet from Crosby Street Studios, a ceiling fixture by Atelier Alain Ellouz purchased through Holly Hunt and wallcoverings by Holly Hunt.

more fearless with the stone selection,” Nicdao says. “When a material has that much personality, it sets the tone, and everything else responds to it.”

Throughout the home, scale is handled with a light touch. Despite soaring ceilings and expansive entertaining spaces, the interiors never feel imposing or overly formal. Oversize light fixtures help bring intimacy to larger volumes, while custom furnishings and layered textures soften the home’s crisp architectural lines. “Working with scale is always the challenge with a house this size,” Nicdao says. “The warm neutral palette was equally important; it keeps the atmosphere from feeling stark or cold.”

Wellness is woven into the home in ways that feel both intentional and understated. On the lower level, spaces that might otherwise feel secondary become some of the residence’s most inviting rooms. Light wells and expansive walls of glass draw daylight deep into the interior, illuminating a wellness suite complete with a gym, sauna, spa and outdoor cold plunge. “We were determined that the lower level should not feel like a basement,” Nicdao says. “Light and openness were treated as requirements, not bonuses.”

Just as importantly, those spaces were approached with the same level of design consideration as the formal living areas above. Concealed lighting, restrained material palettes and thoughtfully integrated equipment elevate the wellness suite beyond the feel of a conventional home gym. “Wellness here was fundamentally about scale, openness and the quality of natural light,” Nicdao says. “There is something very special about the quality of light in the Hamptons, and we wanted to harness that.”

Art introduces another layer of personality throughout the interiors. Works by Stuart Hartley and Alex Schuchard punctuate the home with moments of texture and color, while a sculptural chandelier by Marcus Haas anchors the entry with quiet drama. Rather than competing with the architecture, each piece feels carefully placed, adding rhythm and focus to the larger composition. “Our approach in this house was never about over-layering,” Nicdao says. “It was about creating moments and focal points.”

Yet for all of its craftsmanship and curation, the home’s most compelling quality may be how unpretentious it feels. Gallery-worthy pieces sit comfortably alongside vintage finds and more accessible discoveries, reflecting the sensibility of a young family collecting instinctively rather than decorating for effect. “That freedom gives the house a quality that’s very hard to manufacture,” Nicdao says.

Opposite page: A sculptural living room features an oil-rubbed bronze fireplace and a Calacatta Borghini hearth, complemented by a rug from The Rug Company, a ROBICARA coffee table and a Ritz Upholstery sofa. Seating includes white armchairs by RoWin Atelier from Twenty First Gallery and black armchairs by Charles Kalpakian sourced through STUDIOTWENTYSEVEN, paired with side tables by Massimo Castagna and Ugo Cacciatori from DDC, Romo window treatments via Workroom Services and artwork by Jerry J. Adams.







In the dining room, custom millwork by Precision Architectural Woodworks LLC frames wine racks by VintageView and Rockwood hardware, alongside a resin dining table by Atta Inc. on Metalworks bases, Artistic Frame seating and a chandelier by Massimo Castagna purchased from DDC. The space is layered with a rug from The Rug Company, artwork by Dai Ban and Holly Hunt fabric window treatments fabricated by Workroom Services, balancing precision and warmth.

DESIGN DETAILS

Type

Single-family home

Location

Water Mill

Architecture

Raymond Renault Architect
raymondrenaultarchitecture.com

Builder

Guetta Building Company
guettabuilding.com/about

Interior Design

Pembroke & Ives
pembrokeandives.com

RESOURCES

Artistic Frame

Dining chairs
artisticframe.com

Atta Inc.

Dining room resin tabletop
attainc.com

Atelier Alain Ellouz

Office ceiling fixture via Holly Hunt
alain-ellouz-paris.com;
hollyhunt.com

Charles Kalpakian

Living room black armchairs via
STUDIOTWENTYSEVEN
kalpakian.fr;
studiotwentyseven.com

Crosby Street Studios

Office carpet
crosbystreetstudios.com

Dai Ban

Dining room artwork
daibanstudio.com

John Salibello

Powder room sconces
johnsalibello.com

Karim Rashid

Kitchen bar stools via DDC
karimrashid.com; ddcnyc.com

Nella Vetrina

Office Grey Valentine marble, satin bronze and leather detailing, select furnishings
nellavetrina.com

ROBICARA

Living room coffee table
robicara.com

RoWin Atelier

Living room white armchairs via
Twenty First Gallery
rowin-atelier.com; 21stgallery.com

The Rug Company

Custom rugs throughout
therugcompany.com

VintageView

Dining room wine racks
vintageview.com

Vondom

Pool loungers
vondom.com