



*serving up*  
**comfort & amenities**

RETREAT TO THIS  
COURTSIDE COTTAGE  
WHERE PAMPERING  
GUESTS IS AS EASY  
AS A RELAXING NAP.

Easy-care flooring reflects the easygoing ambience of the living room that overlooks the tennis court. The airy room welcomes guests with an antique English dining table and painted copper light.





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Take one look at the snazzy guest cottage behind Ellen and Larry Sosnow's home in the Hamptons and you have to wonder how they ever get visitors to leave. It's a sit-down-and-relax sort of place complete with everything the well-pampered guest could want, including a kitchenette and a cutting garden.

Ellen and Larry bought the land behind their year-round vacation home so they could build a tennis court; while they were at it, they decided to add the cottage, which became a combination clubhouse and guesthouse.

In a compact 32x32-foot foundation, architect Anthony Di Sunno packed a bundle of comfy living, including two bedrooms, a kitchenette, and a bath. The shower is the old-fashioned garden variety—it's outdoors, hidden behind trellis-topped walls for an easy splash after a game of tennis. A basement and garage add storage. The house feels larger than its 1,024 square feet because of banks of windows and a pitched ceiling that reaches 20 feet at its peak.

above A pretty cottage garden, accessed from the main house by a pea-gravel path and arbor-topped gate (see page 96), offers beautiful views from the guesthouse living room, bedroom, and covered porch.



below Wainscoting in rich blue beaded board sets the tone for the homey living room, an inviting mix of formal and informal that includes a kilim-covered chair and a Pennsylvania Dutch trunk.



below Gauze curtains frame a garden view and filter sunlight. On the floor is an Indian rug cut from a larger one and bound; an identical piece defines seating space on the opposite side of the room.





The living room spans the front of the house, with sitting areas on each end, a dining area overlooking the front porch and tennis court, and an easy-care floor of 16-inch beige ceramic tiles. Floor-to-ceiling shelves hold rainy-day fallbacks: books, a television, and a stereo.

Originally, the Sosnows planned a two-story guesthouse with four or five bedrooms as a supplement to their main house, which was fairly small. When construction began, though, they were overwhelmed by the cottage's size. So they lopped off the second floor, leaving a one-story charmer with a cupola, eyebrow dormers, and a weathered shingle exterior. The finished product was such a success that the couple then headed to the main house and had it remodeled and enlarged.

The cottage is a special hideaway for the Sosnows' grown children. "They love it," Ellen says. "They bring their friends and spend the weekend with us, but they still have their privacy."

above The tiny kitchen, tucked into a corner of the living room, is just right for morning coffee or lunch. A dark green granite counter and backsplash contrast with snappy white cupboards.



SHOWS

above The bathroom, shared by both guest rooms, sparkles with white beaded-board wainscoting. The tramp-art mirror above the console sink is a fun focal point. A small glass shelf provides a handy spot for toiletries.

Between the two houses, landscape designer Ed Hollander created a circular garden that blooms in blue, pink, and purple throughout the growing season, with lavender, catmint, hydrangeas, sedum, roses, and a changing palette of perennials. Hollander created an English cottage look for the entrance to the garden, with a decorative fence, swinging gate, and arbor. On the side of the guesthouse, a trellis in the shape of a tennis racket holds climbing roses.

Ellen, a professional decorator, designed the interior with an eclectic blend of folk art, antiques, and contemporary upholstered pieces. "I love mixing old and new together, using inexpensive things and great things that I just find," she says. "It doesn't matter whether they're inexpensive—if they look good, I love to use them."

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below Ample windows create a sense of spaciousness in one of the two small bedrooms. Beige wainscoting and a jute rug in red and tan tie the room together. The chair cushion is an old quilt piece.

