



The kitchen in this light and airy West Hyannisport shingle-style home was designed by Lewis & Weldon of Hyannis. It includes dual ovens for those times when you're cooking for many guests or at different temperatures simultaneously. TYRA PACHECO PHOTOS/TYRA PACHECO PHOTOGRAPHY

West Hyannisport antique features light, airiness

By Haven Orecchio-Egresitz
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This West Hyannisport home was designed with family in mind.

In the mid-'90s, Cynthia and Stefan Seidner bought an antique Cape Cod home for summering, but several years later they tore it down and built something that was better suited for year-round living.

After spending several summers in the charming, but dated home with their four children, the couple hired Kendall and Welch Construction in 2004 to design a more contemporary home.

What Cynthia, an interior designer, wanted most in the new design was a lot of light and airiness, while keeping the traditional Cape Cod elements.

The builders aced those demands.

A turn-around pebble driveway leads to the classic shingle-style home. Out front, an American flag and the Union Jack wave side by side from a mast-like flagpole.

Cynthia, who is originally from Wales, was drawn to Cape Cod because of their similarities, she said.

As you walk into the home, you instantly notice the rich oak floors illuminated by light streaming through the walls of windows.

She decided to keep the walls white for a crisp and open feel, accentuating the water views, but went with dark wood floors to match the antique English furniture that has traveled the world with her.

The walk-through layout and transom windows over doorways keep the space bright and draw sunlight from room to

room.

In the living room, a fireplace set in brick is the centerpiece.

A rounded area that juts out from the living room, surrounded by windows, is a untraditional sunroom. There are no doors closing the seating area off from the rest of first floor, but the space is special and treated as a room of its own.

Bright teal wicker furniture sits under a dainty chandelier. An excerpt from a poem written by Jacqueline Bouvier Kennedy is inscribed over the windows. The space is Stefan's favorite part of the home.

From there, the flow-through layout leads into the kitchen, which was designed by Lewis & Weldon in Hyannis. While preparing meals at the granite countertop or working in the extra-deep farm sink, the

owners look out to the seascape, which is appropriately noted by a banner hanging above the wall that reads "from sea to shining sea."

A large center island can seat at least five and has compartmentalized storage space. The formal dining room is only a few steps away from the double ovens. French doors in the dining room open to a patio area.

Another small sitting room to the right is where Cynthia likes to enjoy tea with her friends.

Also on the first floor is a guest suite, which is ideal for older visitors.

In the laundry room, an antique men's one-piece bathing suit hangs in a frame, one of many subtle nautical touches throughout the home. Cynthia said that she wanted to honor the Cape Cod beach-life, while not



The wrap-around porch is an ideal space for quiet visits amid gardens and ocean vistas.

overdoing it with “lobsters and traps.”

“This is a year-round home,” she said. “It is much different than a beach house.”

A classic staircase with crisp white spindles and a dark oak rail leads to the second floor of the house. Extra space at the mouth of the stairs was transformed into a lofty office made for getting work done, but not overworking as it is not closed off from the rest of the home.

A window seat overlooks the front yard. When designing the home, Cynthia put extra effort in the bathroom tiles, making each one unique. She also requested an eyebrow window to add even more light to the hallway.

“I’ve always lived in old English tudors,” she explained.

The master suite has a bow-shaped balcony overlooking the ocean.

When the house was built, the Seidner’s youngest daughter was still in college so they designed a wing of the house with her in mind. French doors can close off their daughter’s wing.

A large frog room, or as they call it “the dorm,” was created to house their daughter’s college friends over the summer. Now, the

House details

LOCATION: 19 Magnolia Ave, West Hyannisport

ROOMS: 5 bedrooms, 5 ½ baths

BUILT: 2004

SQUARE FEET: 5,312

UTILITIES: Natural gas

ANNUAL TAX: \$13,613

PRICE: \$3,895,000

PRICE PER SQUARE FOOT: \$733

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room is lined with twin beds and a small crib for their many grandchildren. It gives the kids their own place to play with each other, but they are always encouraged to be with the rest of the family, Cynthia said.

Outside, the family can sit on the covered wrap-around porch and sip their morning coffee before taking a stroll to their deeded private beach.

If you want to suggest a property for consideration in CapeCodRealEstate.com, email Erin C. Healy at ehaly@capecodonline.com.



This West Hyannisport home includes a nautical flair without becoming kitschy.