



FROGNAL RISE HOUSE

LOWER TERRACE · HAMPSTEAD VILLAGE · NW3

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AN EXCEPTIONAL OPPORTUNITY TO PURCHASE A REMARKABLE GRADE II LISTED PERIOD HOME (588.99 SQ M/6,340 SQ FT) SET IN THE HEART OF HAMPSTEAD EQUIDISTANT FROM BOTH HAMPSTEAD HEATH AND THE VILLAGE.





In the same family ownership since 1937 and steeped in history this represents an extremely rare chance to purchase an authentic lateral home occupying an elevated plot and providing deceptively spacious accommodation with enormous scope to create a wonderful home in one of Hampstead's most sought after locations.



The property is arranged over three floors only and is located at the foot of Lower Terrace at the junction with Frogna Rise and is only 0.2 miles walking distance from Hampstead Heath, Hampstead Underground Station (Northern Line) and the restaurants, cafes and extensive shops of Hampstead Village.















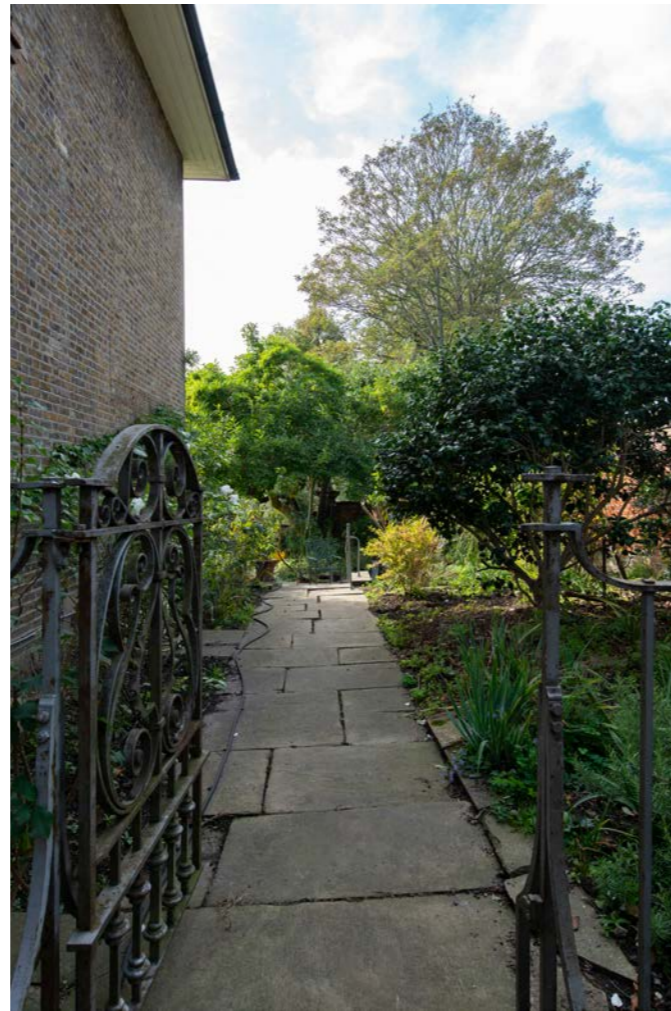
ACCOMMODATION

- Entrance Vestibule
- Entrance Hall
- Drawing Room
- Dining Room
- Study
- Snooker Room/Family Room
- Kitchen/Breakfast Room
- Morning Room
- Utility Room
- Guest Cloakroom/Shower Room
- Principal Bedroom with Large En-Suite Dressing Room & Bathroom
- 5 Further Bedrooms
- 2 Further Bathrooms

AMENITIES

- Dumbwaiter Lift
- Walled gardens to three sides of the property featuring an elevated south east facing lawned area with mature borders.
- Garage approached from Frogal Rise accommodating up to 2 vehicles
- Terrace above Garage formerly accommodating a Conservatory which, subject to the necessary planning consents, could potentially be reinstated.
- Series of Store Rooms at Lower Ground Floor Level which again, subject to the necessary planning consents, could be adapted to living accommodation.





HISTORY

Dating from the early 19th century and extended over the centuries, Froggnal Rise House is an important Grade II Listed residence situated on a slightly elevated site and sheltered behind a characterful warm-red brick wall and wraparound, fruit tree-filled south-facing gardens.

Cherished by three generations of the same family since 1937, one member of which added a series of striking, richly coloured Art Nouveau-style murals to the interiors.

The exterior is instantly enticing. Ostensibly Georgian in character, studded with rows of sash windows, the home was extended by a further wing in the late Victorian era, in 1884, by Marshall N Inman, a noted architect and surveyor of his day. Historic England suggests Inman was once again called on in 1900 to modernise and extend the home, this time showcasing the exquisite detailing of Art Nouveau architectural and decorative style.

Into a façade of yellow London stock brick beneath a slated hipped roof, a grand new stone-faced entranceway to Froggnal Rise House was created, off Lower Terrace, with

segmental arch and hoodmould, and the pièce de résistance above the oversized wooden door is a wonderful carving of foliage and nesting birds.

Step over the impressive threshold, and you'll find interiors that have been well maintained, but largely decoratively unchanged since the 1930s: a perfect microcosm of the intellectual, literary, artistic and musical circles for which Hampstead has always been so famous. John Keats, Sigmund Freud, Evelyn Waugh, TS Eliot, John Betjeman, Daphne du Maurier, Marianne Faithfull and Stephen Fry have all called Hampstead home.

Many period features are still in situ, including wooden floorboards and panelled doors, picture rails and skirting boards, along with a series of wall murals, in the Art Nouveau style, created by respected painter and illustrator Angela Latham, née Gibbons (1894-1980). She bought the home with her husband, Professor Peter M. S. Latham, Gresham Professor in Music (Emeritus), in 1937.

Between 1938 and 1939 Angela, whose oeuvre was exhibited at the Royal Academy of Arts, adorned the hallway, stairwell and several other spaces on the first floor, including one of the four bathrooms, with murals depicting abundant nature and scenes from ancient Indian epic poems, with family members used as models. Although unlisted, they provide an intriguing vignette into Froggnal Rise House's fascinating past.

When the Second World War broke out in 1939, however, Angela largely stopped painting, to concentrate on the war effort. Both she and her husband Peter, who taught at the Royal Academy and Guildhall Schools of Music and later worked for MI5, were both Air Raid Precautions wardens, with the house also used as a War Funds Comfort Association depot.

Here, utilising both the home's cavernous lower ground level and garage, supplies were stockpiled until they could be distributed to the Armed Forces and to those left homeless by the Blitz (with the aristocratic Glenconner family, who lived round the corner at Hampstead's famous Admiral's House, storing what she could not). Sea-boot stockings sent to Angela by

the Tibetan Army, made of oily, unwashed waterproof yaks' wool, proved to be lifesavers for servicemen torpedoed in the Atlantic.

The Lathams entertained many well-known literary and musical names of their day here, including English novelist Winston Graham, who wrote the classic Cornish bodice-ripping Poldark series, and later passed the home to their daughter, Professor Margaret Valentine Korah. A trailblazer as the first female law professor at UCL, who sadly died earlier this year, Korah had four children, who are now dispersed across various parts of the UK.

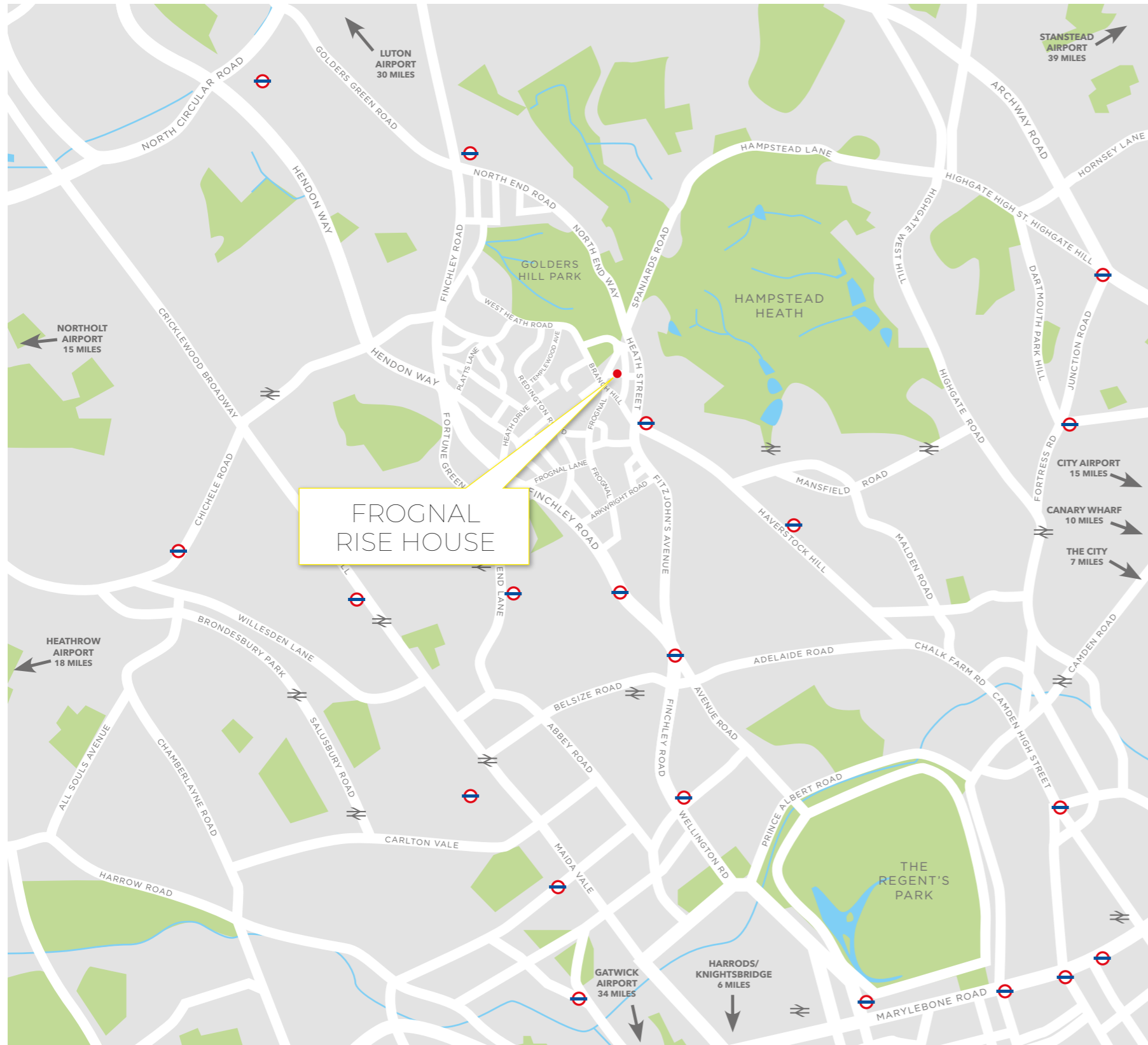
Hermione Brown, Korah's daughter and one of the executors of her estate, says: "Froggnal Rise House is a wonderful place that I have known all my life. It is filled with so much history and my grandmother's wonderful artwork and family portraits. My abiding memory, however, will be of me as a little girl, with my grandmother sitting in her rocking chair listening to my grandfather playing his Steinway piano, while I danced. I know the family that buys it will find just as much joy here as we have."





HAMPSTEAD VILLAGE

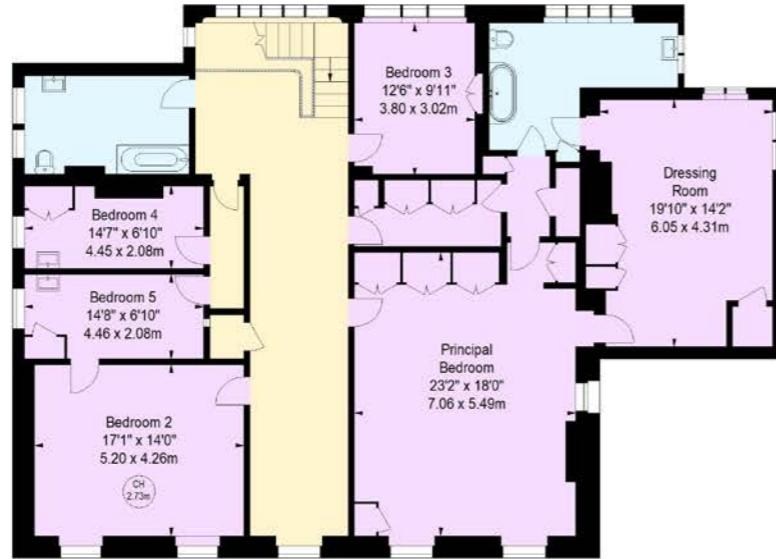




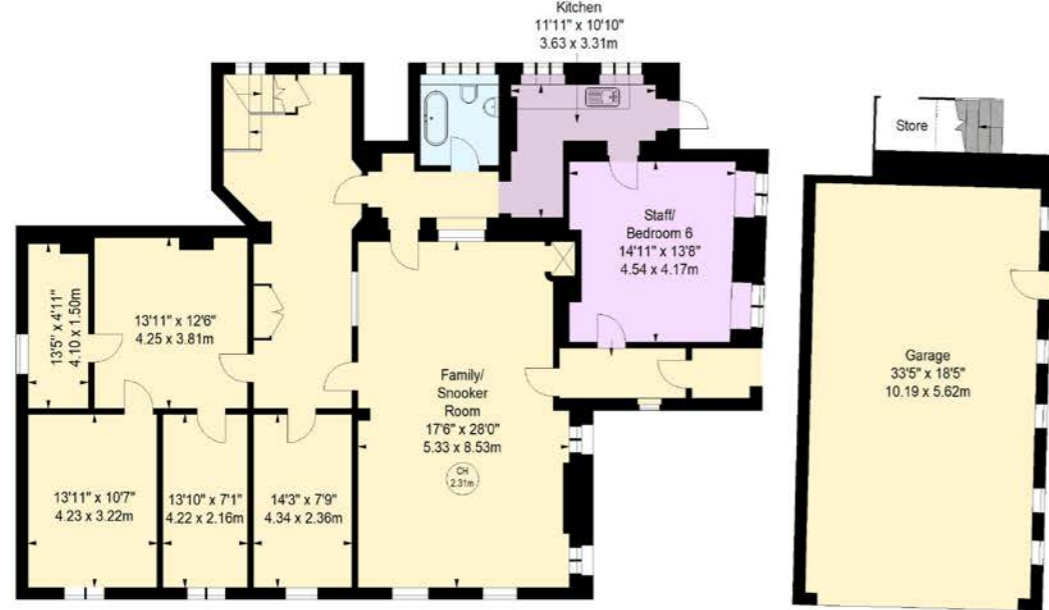
FROGNAL RISE HOUSE, HAMPSTEAD, NW3

APPROXIMATE GROSS INTERNAL AREA
 6,340 sq ft / 588.99 sq m
 (Excluding Garage, Garage 614 sq ft / 57.04 sq m)

Key:
 CH - Ceiling Height



FIRST FLOOR Approx 206.05 sq m / 2,218 sq ft



LOWER
GROUND FLOOR

Approx 173.72 sq m / 1,870 sq ft



GROUND FLOOR

Approx 209.12 sq m / 2,251 sq ft



FREEHOLD

COUNCIL TAX: BAND H (CAMDEN)

GUIDE PRICE: £9,750,000

JOINT SOLE SELLING AGENT

ASTON CHASE

enquiries@astonchase.com

+44 (0) 20 7724 4724

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property ask for further information.