



A TROPHY HOME WITH  
AN ILLUSTRIOUS HISTORY



# FARM STREET

MAYFAIR W1



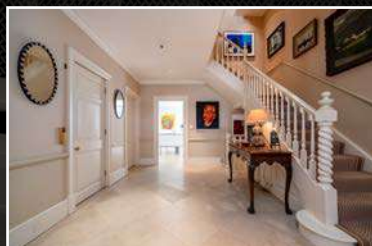


AN IMPRESSIVE FREEHOLD  
TOWNHOUSE OF 4,639 SQ.FT.  
LOCATED IN THE HEART  
OF MAYFAIR.

Former occupants included Countess Raine Spencer and the Hobart family - Pym's Gallery.







ON THE MARKET  
FOR THE FIRST TIME  
IN 22 YEARS

## WITH ARISTOCRATIC & ROYAL CONNECTIONS

An important Mayfair family house equipped and decorated to a high standard benefitting from superb reception rooms, a passenger lift giving access to all floors, well-appointed bedroom suites and staff accommodation.

Built in the early 1980s, 24 Farm Street is a cream-stucco five-storey house with sash windows, providing substantial accommodation over lower ground, ground and three upper floors.

The house includes outside space with lower ground and ground floor patios and a third floor south-facing roof terrace. The house also has a private garage in a secure underground car park, just a few steps away.





## ACCOMMODATION

**GROUND FLOOR** Features an entrance vestibule leading into a large reception hall, ground floor dining room and family kitchen/breakfast room opening onto a patio.

**FIRST FLOOR** Two spacious reception rooms – a drawing room and a library– each with double doors giving access to the impressive upper hall.

**SECOND FLOOR** Two luxurious bedroom suites, both with walk-in dressing rooms and ensuite bathrooms.

**THIRD FLOOR** A self-contained suite providing a bedroom, sitting room opening onto a private south-facing roof terrace, walk-in dressing room and bathroom.

**LOWER GROUND FLOOR** Guest bedroom, opening onto a patio, with a separate bathroom and dressing room, together with staff accommodation providing a bedroom with ensuite bathroom and kitchen.

Note: The lower ground floor also has the advantage of a separate street entrance.









## HISTORICAL NOTE

On the market for the first time in 22 years, this impressive house located in the heart of Mayfair has had two prominent owners, Countess Raine Spencer and the Hobarts.

When Countess Spencer owned 24 Farm Street guests included her stepdaughter Diana, Princess of Wales, Count Jean-François Pineton de Chambrun, Mohammed Al Fayed and celebrity hairdresser Peter Constandinos.

When the house was owned by the Hobart family, the walls showcased many prestigious artworks and the property served as a private art museum.

The remarkable history of 24 Farm Street is covered in some detail in a 2022 biography of Raine Spencer, entitled *'Three Times A Countess'*, by author Tina Gaudoin.

Raine was the daughter of romance novelist Dame Barbara Cartland and the stepmother of Diana, Princess of Wales. Raine married three titled aristocrats; her first husband was the Hon. Gerald Legge, later the 9th Earl of Dartmouth. Her second husband (Diana's father) was John 'Johnnie' Spencer, the 8th Earl Spencer, and finally Count Jean-Francois Pineton de Chambrun.

In 1990, Johnnie Spencer bought 24 Farm Street as a gift for Raine for her support during his recovery from a stroke.

The first-floor library of the house was Johnnie's favourite room whilst Raine

liked to entertain guests in the ground floor dining room which was (and still is) decorated in the same vivid red as the dining room at Althorp House, the Spencer family's stately home.

After Earl Spencer died in 1992, Raine assumed full ownership of 24 Farm Street.

In 1995 Princess Diana reconciled with her stepmother by inviting her to a lunch at Kensington Palace. By then Diana had recognised that her father was truly loved by Raine.

They took to meeting regularly at The Connaught hotel in Mayfair, with Raine providing support with Diana's looming divorce.

After Diana's divorce in 1996, Raine and Diana grew exceptionally close and the Princess became a frequent visitor to 24 Farm Street, with Diana sitting in her late father's first floor library alone, for many hours at a time.

In 1996, at a lunch party hosted at 24 Farm Street, Raine was joined by Princess Diana and Johnnie's long-standing friend Mohammed Al-Fayed. Raine encouraged Diana's relationship with the Al-Fayed family, and Diana's romance with Dodi Al-Fayed which ended tragically on the 31st August 1997 in a car crash in Paris. That fateful August night Raine, who was at 24 Farm Street, was one of the first people to learn of Diana's death, having reached the Pitié-Salpêtrière hospital by phone and speaking to the medical staff in French.



The Late Countess Raine Spencer

## PYMS GALLERY & THE HOBARTS

For the last 22 years, the house has been owned by the prominent art collectors, Alan and Mary Hobart, the founders of Pyms Gallery in Mayfair. The Hobarts initially championed Irish art at their gallery founded in 1975 and later exhibited Nathaniel Hone, William Leech and Mainie Jellett side-by-side with Jean-François Millet, Claude Monet and Edgar Degas.

Over the five decades they spent in business, the Hobarts held back many prestigious artworks to display in their own home, so 24 Farm Street served as both a residence and a private art gallery.

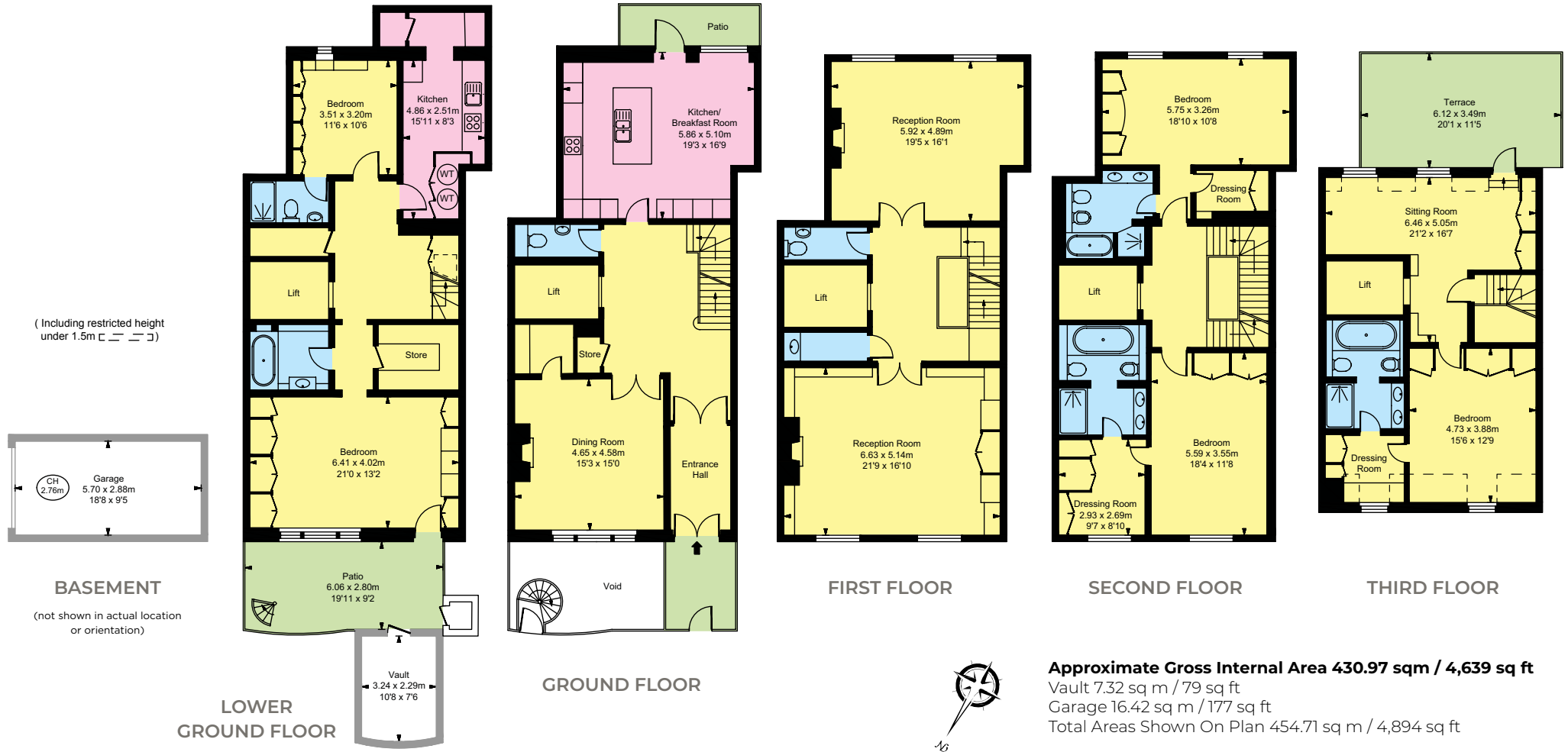
After the Hobarts closed the Mount Street premises of Pyms Gallery in 2013, 24 Farm Street remained their home and gallery and is now being sold by the Executors.











## TERMS

**Tenure:** Freehold with long leasehold on private garage

**Price:** £10,950,000

**Viewing:** Strictly by appointment

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Joint Sole Selling Agents

CHESTERTONS

47 South Audley Street, London W1K 2QA

Tel: 020 7629 4513

sales.mayfair@chestertons.co.uk

chestertons.co.uk

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Tel: 020 7529 5566

sales@wetherell.co.uk

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