



**Casa Mia**

Bramble Lane, Sneyd Park, Bristol, BS9 1RD









# Casa Mia

Bramble Lane, Sneyd Park, Bristol, BS9 1RD

**A “once in a generation” opportunity to buy a superb family home set in extensive gardens and grounds; offering exceptional peace and privacy in circa 1.65 acres of grounds backing onto Sneyd Park Nature Reserve.**

For sale for the first time in 66 years | Exceptional gardens and grounds approaching circa 1.65 acres | Extensive off-street parking for multiple vehicles | Charming four-bedroom detached family home of circa 2900 sq. ft | Opportunity to modernise, extend and possibly create a substantial new dwelling Subject to Consent | Gated drive, mature woodland, fruit orchard and sunny paved terrace | Ruins of an old stable and pigsty | Two greenhouses | Direct access to Bishop Knoll Wood and Old Sneyd Park Nature Reserve | Easy access to The Downs | EPC: E

## Situation

Bramble Lane (leading to Bramble Drive) is a sought-after quiet no-through road in the heart of Sneyd Park, bordered by ancient woodland and leading onto Old Sneyd Park Nature Reserve. The road is without doubt one of the principal residential addresses in Sneyd Park; lined with detached and semi-detached family houses with close proximity to The Downs, some 400 acres or so of open public space.

There are several state and private schools in the area; most notably Badminton School for Girls, Redmaids High School and St Ursula's School; with Clifton College, Clifton High School, BGS and QEH located just across The Downs.

Within an easy commute is a large Waitrose supermarket in Henleaze, several independent shops on Stoke Hill and across The Downs numerous independent retailers, bars and restaurants in Clifton village and along Whiteladies Road.

## For Sale Freehold

Casa Mia is a unique family home; owned by the same family for several generations and For Sale for the first time in 66 years.

The land was acquired by the family in 1959 and, shortly after, Casa Mia was commissioned.











Built in the Spanish vernacular the house sits deep within its own grounds, approached via double cast iron gates leading down the drive to a turning circle in-front of the house.

The house is full of bespoke features; such as porthole stained glass windows, arched windows and doorways and cast-iron spindles to the staircase. The stone too is incredibly local, sourced from a demolished Victorian mansion nearby.

Once inside, the house is incredibly light, focused towards the rear elevation with its sunny westerly orientation and access out, from the rear, onto the deep paved terrace and steps down to the garden.

The welcoming entrance hall gives way to the two reception rooms; with the stunning 26' full-depth sitting room opening out into a useful conservatory leading out into the garden. The sitting room itself enjoys a fabulous feature circular fireplace with a cast-iron woodburning stove, as well as stained glass windows and delicate ceiling plasterwork.

The dining room is a wonderfully versatile space, overlooking the terrace and gardens and leading in to the sociable family kitchen with an expanse of floor and wall mounted storage and space for a breakfast table and chairs. An oversize picture window over the sink looks out across the garden, with access out into it via the adjacent utility room.

This too can be accessed via the front – perfect after a long walk or bike ride, with access too from the integrated double garage.

Shallow steps from the entrance hall lead up to the staircase, with access into a separate study overlooking the front drive, as well as access into a useful w.c and cloakroom.

The stairs leading up to the first floor are beautifully crafted, with bespoke iron spindles continuing the Spanish feel as well as allowing plenty of natural light to filter into the hallway and landing from the triple stained glass porthole windows above.

From the landing there is access to four double bedrooms; a complete dual aspect master suite with access out onto its own balcony overlooking the garden as well as an ensuite bathroom along with three further double bedrooms.

Two of these face the rear, with delightful garden and woodland views, whilst the fourth bedroom overlooks the front drive. All are incredibly private – a feature of the whole house and gardens beyond.

The remaining three bedrooms are served by a charming family bathroom, complete with a panelled bath and feature tiled wall, w.c and wash basin.









Adjacent to the south side of the house is a very useful store room, accessed from the front drive and perfect for camping equipment and garden furniture, taking the pressure away from the garage.

In addition there is a further storage from the undercroft stair to the rear of the house as well as access to a separate (oil fired) boiler cupboard.

## Outside

Without a doubt, the standout feature of the house are the incredibly private mature gardens and grounds; covering some 1.65 acres and surrounded by ancient woodland and access to Old Sneed Park Nature Reserve.

With its huge expanse of parking, exceptionally private setting and sheer scale it is perhaps one of the last opportunities of its type in the city.

In its heyday, the garden stretched down via a series of shallow tiers to the woodland below, with kept orchards, overflowing greenhouses, a working pigsty and detached stable block. The latter two now lie in ruins but, like the terraces, could be restored and rebuilt to provide a new owner with beautiful and fully enclosed gardens surrounding a superb house with useful (once rebuilt) outbuildings to cater for a leisure, home office or studio suite depending on a new owner's needs and of course any required consents.

To the front of the house is a deep expanse of parking, perfect for those with a number of cars, caravan or campers etc with further part-built opportunities to create an additional store, garage or workshop – currently housing the bonded oil tank.

In addition, there is a secondary "side garden" which, subject to any required consent, could create a plot for an additional dwelling – perfect to accommodate a dependent relative, visiting family and friends, away from the main home.

## Services

Oil fired central heating. Mains water, drains and electricity. Full Fibre broadband available by contract with supplier.

## Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band G

Directions: BS9 1RD

Viewing: Strictly by appointment with Rupert Oliver Property Agents



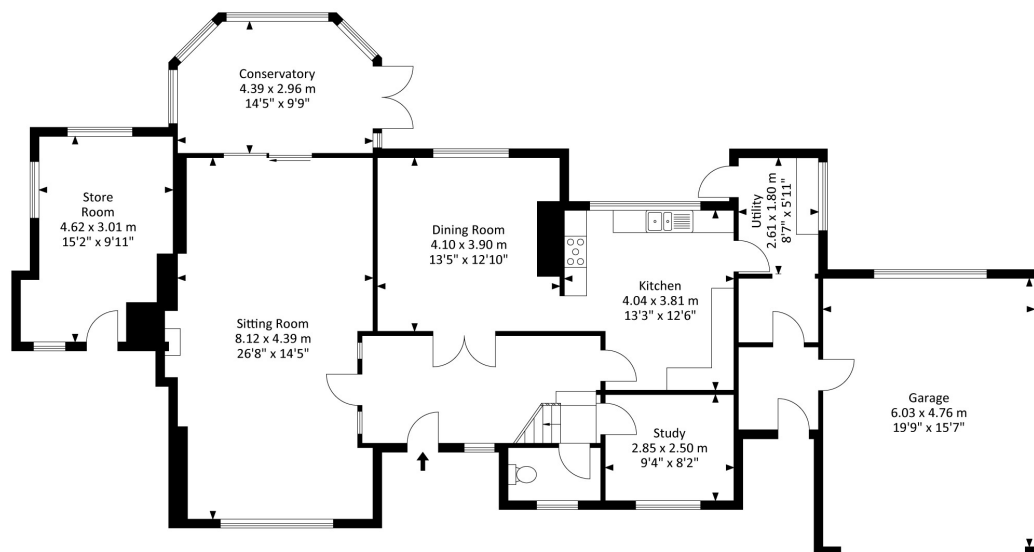
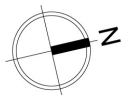


## Bramble Lane, Sneyd Park, Bristol BS9 1RD

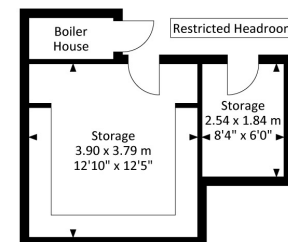
Approx. Gross Internal Area 2376.8 Sq.Ft - 220.8 Sq.M

Garage / Undercroft 542.7 Sq.Ft - 50.4 Sq.M

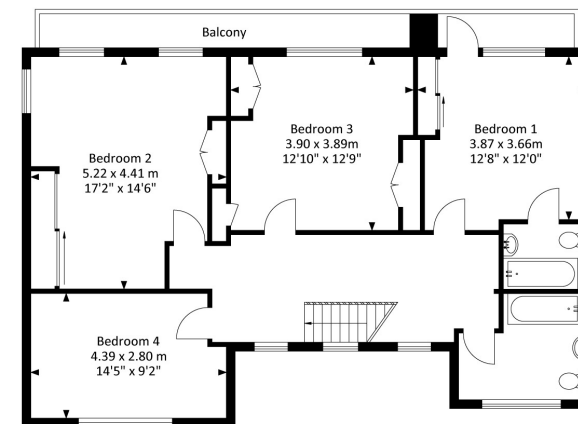
Total Area 2919.5 Sq.Ft - 271.2 Sq.M



Ground Floor



Undercroft



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



0117 452 3555  
home@rupertoliver.co.uk  
14 Waterloo Street, Clifton, Bristol BS8 4BT  
rupertoliver.co.uk



IMPORTANT NOTICE Rupert Oliver Limited gives no notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rupert Oliver Limited does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Rupert Oliver Limited does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact Rupert Oliver Limited and we will try to have the information checked for you.