

# FOR SALE

## ASHLEY DOWN HOUSE, 16 COTHAM PARK, BRISTOL, BS6 6BU



*A rare opportunity to acquire an impressive Italianate style **Mansion**, circa 1850, with **annexe** accommodation and **outbuildings** set within a substantial **one-acre** plot in the heart of **Cotham, Bristol**. A fantastic opportunity to create a **magnificent family home** or potential **redevelopment opportunity** (subject to the relevant consents).*

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON  
COOK**  
0117 934 9977

## LOCATION

The property is located in the sought after suburb of Cotham in central Bristol and is situated on Cotham Park which is an attractive residential street lined with a number of large period houses. Cotham benefits from great transport connections and the City Centre and Durdham Downs are both within walkable distance. The property is located in close proximity to several excellent schools and various restaurants and shops in Cotham, Redland, Bristol city centre and neighbouring Clifton.

## DESCRIPTION

Ashley Down House comprises an impressive large detached Italianate style mansion, circa 1850, with an annexe and outbuildings. The property is Grade II Listed and sits within extensive grounds of approximately 1 acre with large gravelled drive to the front and landscaped gardens to the side and rear. The main building is arranged over four levels with two principal floors, a lower ground floor and an attic storey.

The layout is as follows: -

**Ground Floor:** Entrance Hallway, 2 Reception Rooms, Dining Room, Breakfast Room, Kitchen, Pantry, Utility, Conservatory and Cloakroom.

**First Floor:** Master Bedroom with Dressing Room, 4 further Bedrooms, Family Bathroom, Shower Room and Laundry Room.

**Second Floor:** 2 Bedrooms, Games Room, Studio, Bathroom and Storeroom.

**Lower Ground Floor:** Gym, Workshop, Boiler Room and various stores.

The property benefits from an annexe which is a two-storey extension adjacent to the main building. The ground floor of the annex is arranged as a utility room, sitting room, bedroom and bathroom and the first floor is arranged with a further two bedrooms and a sitting area.

In addition, there are outbuildings to include a large store and covered area.

The property offers a truly unique opportunity to acquire an impressive mansion to create one of Bristol's most spectacular family homes. The property also has potential to provide a redevelopment opportunity subject to the relevant consents.

## ACCOMMODATION

The property has the following approximate Gross Internal Floor Areas: -

Ground Floor:	3,368 Sq Ft	(313.01 Sq M)
First Floor:	3,109 Sq Ft	(288.94 Sq M)
Second Floor:	2,285 Sq Ft	(212.36 Sq M)
Lower Ground:	2,951 Sq Ft	(274.26 Sq M)
Annexe:	916 Sq Ft	(85.13 Sq M)

**Total:** 12,629 Sq Ft (1,173.70 Sq M)



### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should*

## PLANNING

The property has most recently been occupied by a religious community within Use Class Sui Generis as a House in Multiple Occupation (HMO).

A planning application (Ref 23/03438/F ) was submitted in September 2023 for a change of use to Use Class C3 dwellinghouse. The planning application was approved in May 2024.

## LISTING

The property is Grade II Listed (Listing Entry Number 1207684).

## EPC

The current energy rating of this property is [D/55] and its potential is [C/77].

## TENURE

Freehold interest with vacant possession.

## PRICE

The guide price is available upon application.

## VAT

We understand that the property is not elected for VAT.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agents.

## Burston Cook

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## SUBJECT TO CONTRACT

April 2024



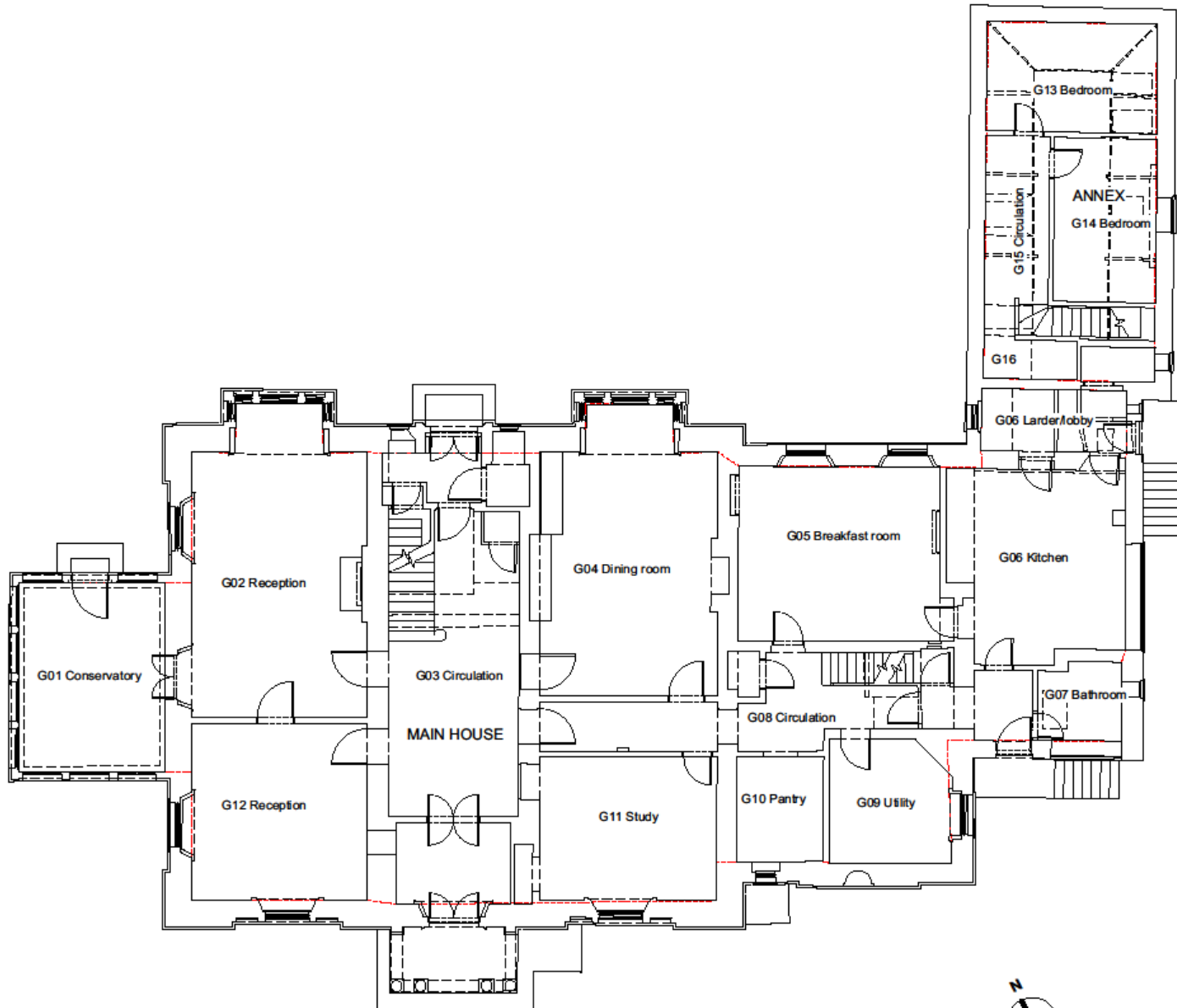
*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should*

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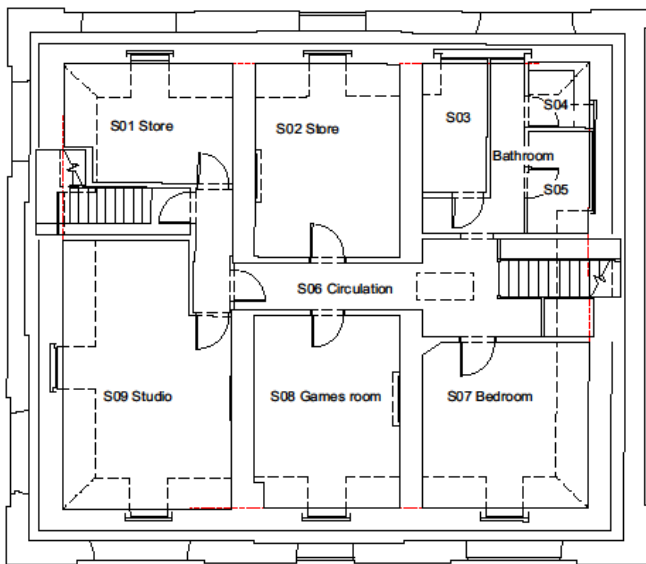




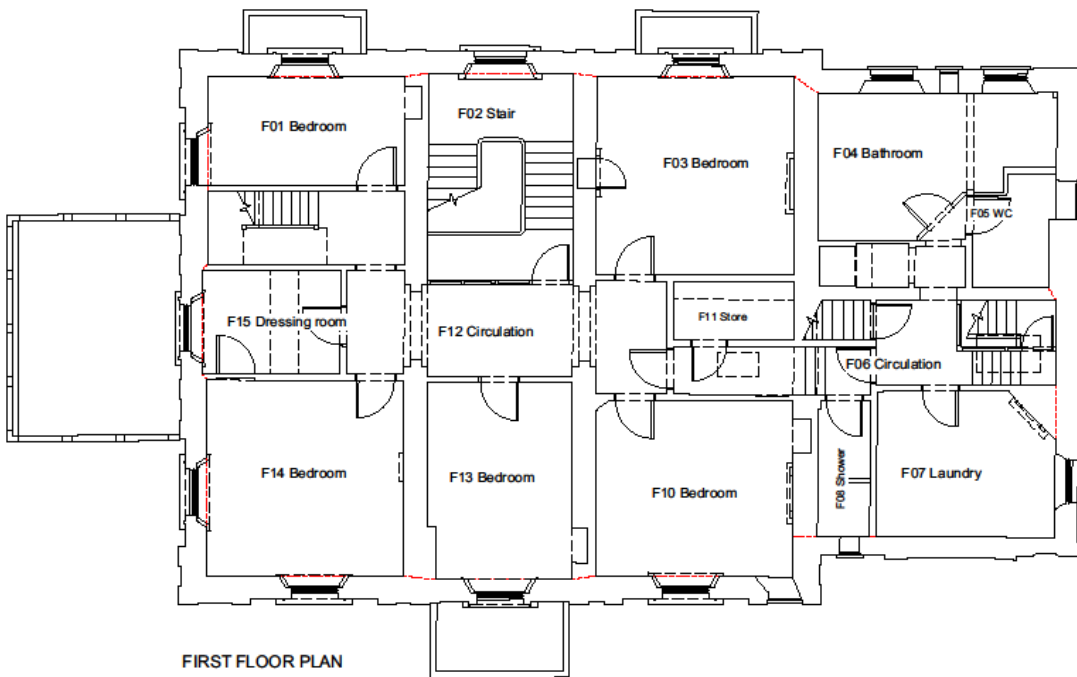
Main House 330m2  
 Annex 46m2  
 Total area 376m2



Christopher Balme Conservation					
16 Cotham Park			Ground Floor Plans as Proposed		
Muller Trust					
1:100 @ A2	23.08.2005	CS	CPK3	PL-007	



SECOND FLOOR PLAN



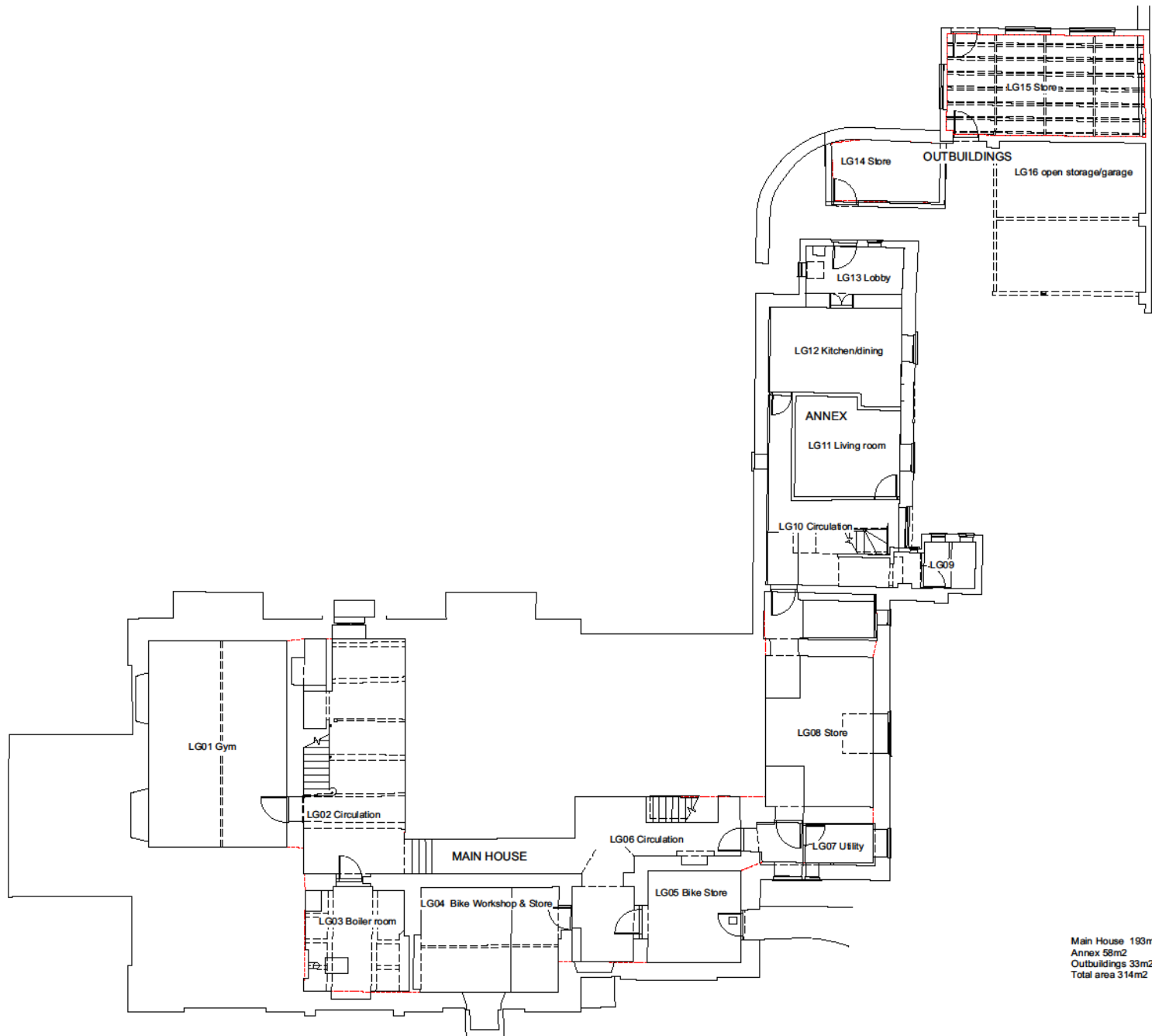
FIRST FLOOR PLAN

First Floor 255m<sup>2</sup>  
Second Floor 145m<sup>2</sup>



Christopher Balme Conservation					
nr 16 Colham Park			First and Second Floor Plans as Proposed		
Muller Trust					
1:100 @ A2	23.08.2023	CB	CPK3	PL-008	





Main House 193m2  
 Annex 58m2  
 Outbuildings 33m2  
 Total area 314m2



Christopher Balme Conservation				
nr 16 Cotham Park			Lower Ground	
Muller Trust			Floor Plan as Proposed	
1:100 @ A2	23.08.2023	CB	CPK3	PL-006