



## Brettingham Court, Hinton St. George, Somerset

An elegant Grade II listed mews-style conversion with high ceilings and lovely proportions, just a short walk from the picturesque centre of one of our most sought after villages. It's the perfect "lock-up and leave" or lower maintenance character home.

Guide Price  
**£380,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858



## Brettingham Court, Hinton St. George, Somerset, TA17 8RY

- Grade II listed mews-style conversion
- Elegant and well-proportioned accommodation
  - Beautiful outlook to front and rear
  - Within one of our most sought-after villages
  - Generous entrance hall with cloakroom
- Fitted kitchen / dining room with built-in appliances
- Beautiful L-shaped dual aspect living room with bespoke storage
  - Spacious landing, bathroom with useful laundry cupboard
- Three good size bedrooms, all with built-in wardrobes / storage
- Courtyard style gardens, single garage and carport

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790







### The Property

Like most of the properties in Brettingham Court, you enter through the historic archway into the pretty quadrangle, and then through your own southerly facing courtyard area where there's room for a bench or bistro set. The front door opens through the original arched opening to an attractive hallway. Here you first notice the exceptional ceiling heights and the stairs that rise to the first floor with understairs storage and handy cloakroom fitted with modern suite including concealed cistern WC and wash hand basin.

From the hall, doors lead through to both the kitchen and living room and these rooms are also connected, providing a practical "flow" throughout the ground floor. The spacious kitchen has room for a table and a lovely large window giving a super outlook over the gardens that lie to the rear. The oak effect flooring from the hall continues through into the kitchen, as do the wonderful ceiling heights. The kitchen is fitted with a range of cream shaker style units comprising floor and wall mounted storage cupboards and drawers with wood effect worktops and a one and a half bowl single drainer stainless steel sink unit. The units incorporate fitted

appliances including slimline dishwasher, fridge / freezer, double electric oven, and gas hob with cooker hood over. Tucked away in one corner, discreetly hidden in a matching unit is the Worcester gas boiler for hot water and central heating.

The spacious L-shaped living room is flooded with natural light from the dual aspect windows including a second arched window on the south side. A range of bespoke storage units including cupboards, shelves and display recesses adorns one wall and also has space for a television if you prefer to tuck it out of sight when not in use. The feature fireplace has space for an electric fire if you like to have a cosy glow without too much fuss. To one corner is a further built-in cabinet, perfect for your favourite tipples and glasses.

### First Floor

On the first floor is a good size landing, roomier than you may expect with room for furniture if you are so inclined. Doors open to a surprisingly spacious bathroom with modern white suite including panelled bath with Grohe mains shower over, WC and wash hand basin. There is both

a radiator and dual-fuel chrome towel rail to one side. Double doors open to a cleverly created laundry area, with space for a washing machine and slatted shelving. There are three good size double bedrooms all with built-in storage / wardrobes. Bedrooms one and two overlook the beautiful quadrangle, whilst the guest bedroom at the rear overlooks the surrounding gardens and includes a wash hand basin, tucked away to one corner.

### Outside

At the front of the property is a sheltered courtyard with space to sit out and enjoy the morning sunshine. A further gravelled area on the north side also belongs to this property and is accessed via a shared pedestrian gate and right of way, adjacent to the archway. It overlooks the pretty private gardens of the neighbouring house.

The property also benefits from a single garage with up and over door, located in the nearby block. It is the first garage on the left hand side, and has the added advantage of a carport to the front providing a further undercover parking space and access to the garage.

# Brettingham Court, Hinton St. George

Approximate Area = 1266 sq ft / 117.6 sq m

For identification only - Not to scale

## Situation

Brettingham Court was originally part of the 18th century kitchen courtyard to Hinton House, designed by Matthew Brettingham and remodelled at the turn of the 19th century by Sir John Soane to create a stableyard. During the 20th century the quadrangle of properties were converted into mews style residences around an attractive central courtyard, approached through an impressive archway giving a lovely first impression. The property lies within walking distance of the beautiful village centre. Hinton St George is generally regarded as one of the most sought-after and attractive villages in South Somerset. It consists primarily of period houses and cottages, built using the local stone - renowned for its mellow colour and visual appeal. The village centre is a real gem and much of it is designated a Conservation Area. The village is peaceful and carries no through traffic of any significance. There is a pub, excellent village shop, pre-school and first school and an active 14th century church. The village enjoys an accessible position with good road links to the A303 within c. 10 minutes' drive, and the M5 at Taunton within c.30 minutes' drive. It also lies within a short drive of the thriving market town of Ilminster with its pretty independent stores, great facilities and Minster Church, whilst closer to home the town of Crewkerne boasts a mainline station (London Waterloo – Exeter) and Waitrose supermarket.

## Services

Mains electricity, gas, water and drainage are connected. Superfast broadband is available. Mobile signal should be available from all four major providers outdoors, however indoors you may not receive a data signal from Vodafone or O2.

## Tenure

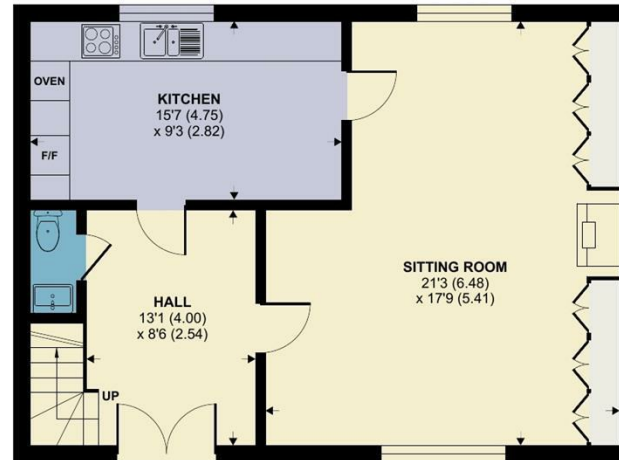
Freehold (see agents note)

## Council Tax

Somerset Council - Band D

## Property Information

The properties in Brettingham Court are Grade II listed and within the designated conservation area. The property is freehold but residents pay a service charge of £350 per annum towards the upkeep of shared / communal areas. There is currently a sinking fund.



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1091633



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## Directions

From the village centre in Hinton St George, pass the pub The Lord Poulett Arms on your right heading in a westerly direction. Bear left at the village cross, passing the Tea Room on your right and then take the next left into Abbey Street. Take the second right into Brettingham Court private road and follow the road straight ahead, parking in the communal parking area on the right hand side. For viewings, proceed through the archway into the quadrangle and the property is in the immediate right hand corner.



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