



# 9 Brettingham Court

Hinton St. George, Somerset



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Hinton St. George  
Somerset TA17 8RY

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.



- Grade II listed Mews Style Conversion
- Sought-after and picturesque location
- Within walking distance of local facilities
  - Low maintenance living
  - Peaceful and secure position
  - Private courtyard and garage

Guide Price **£385,000**

Freehold

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## THE PROPERTY

Whether you're looking for a cosy and peaceful long-term home with lower maintenance demands, or are perhaps searching for the ideal "lock up and leave" the elegant surroundings of Brettingham Court in the heart of this picturesque community, are sure to appeal. Originally forming part of the 18th-century kitchen courtyard of Hinton House, the buildings were remodelled at the turn of the 19th century to create a stable yard. In the 20th century, the quadrangle was thoughtfully converted into attractive mews-style residences arranged around a charming central courtyard, approached through an impressive archway that creates a striking first impression.

The property enjoys generous ceiling heights and well-proportioned accommodation, offering ample space for visiting guests, along with manageable outdoor areas that provide the opportunity to relax and potter without the responsibility of extensive upkeep.

## ACCOMMODATION

You enter via elegant arched front doors into a spacious dining hall, enhanced by impressive ceiling heights and complemented by a practical ground-floor cloakroom to one side. An opening leads through to a well-appointed modern kitchen, where a full-height sash window overlooks the charming quadrangle and allows an abundance of natural light to flood the space. Cream fitted units house an electric oven, gas hob and combination microwave, with space provided for an under-counter fridge and freezer. The wall-mounted gas boiler is neatly concealed to one side.

The attractive living room enjoys views over and direct access to the rear courtyard garden. A feature fireplace with a stylish stove-effect electric fire creates a cosy focal point with minimal maintenance, while

a walk-in understairs cupboard to one side provides excellent storage. A straight staircase rises from the corner to the first floor.

Upstairs, the generous principal bedroom overlooks the quadrangle and offers an excellent range of fitted wardrobes, along with an additional walk-in wardrobe. The adjacent bathroom is fitted with a contemporary white suite, including a shower over the bath. To the rear, a guest bedroom benefits from delightful views across the village and surrounding parkland and is served by its own adjoining shower room.

## OUTSIDE

The front of the property is approached on foot via the historic quadrangle, with its own area of south-westerly facing courtyard by the front door, perfect for container gardening and sitting out in the evenings. To the rear is a further private, enclosed courtyard garden providing space to sit or dine alfresco. A gateway leads out to the rear where a single garage is located in the nearby block. There is also ample visitor parking.

## SITUATION

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 primary 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.

## DIRECTIONS

What3words/////jolly.burden.analogy

For viewings, please park in the visitors parking area to the right of Brettingham Court as you enter, and then walk through the archway into the historic quadrangle. The property is located on the left hand side of the quadrangle, towards the far corner.

## SERVICES

Mains electricity, gas, water and drainage are connected.

Superfast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more information.

## MATERIAL INFORMATION

Somerset Council Tax Band D

The property is Grade II listed and located within a designated Conservation Area.

The Brettingham Court Residents Association manages the communal areas such as communal gardens, exterior security lighting, driveway maintenance, washing line and refuse area. These are covered under an annual service charge which can vary but is currently c.£500 per annum.





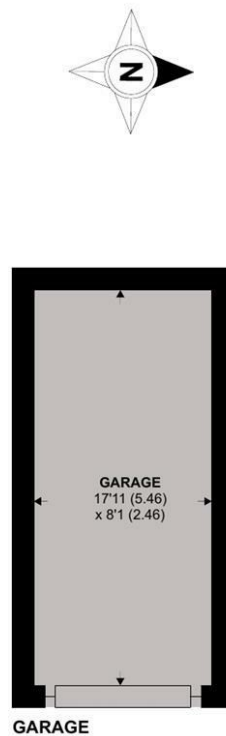
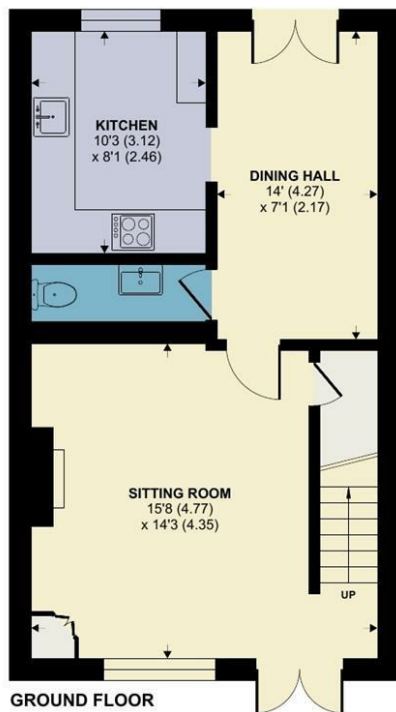
# Brettingham Court, Hinton St. George

Approximate Area = 892 sq ft / 82.8 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1037 sq ft / 96.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1395863



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