



9 Brettingham Court



# 9 Brettingham Court

Somerset, , TA17 8RY

South Petheton 3.7 miles Crewkerne 3.4 miles A303 3 miles

An elegant and historic Grade II Listed Hamstone coach house conversion in a quiet location on the edge of this sought after village. 2 Double Bedrooms, Bathroom & Shower Room, Sitting Room, Dining Hall, Kitchen, enclosed courtyard gardens front & rear, parking & garage. EPC Band C

- Within walking distance of the pub, shop and village amenities
- Spacious sitting room with french doors to outside
- Cloakroom with WC
- Private courtyards front & rear, parking & garage
- Leasehold
- 2 Double Bedrooms (1 with en-suite shower room) & family bathroom
- Re-fitted shaker style kitchen opening into a reception hall/dining room
- Wood flooring throughout the ground floor
- Visitor parking & Walled gardens
- Council Tax Band D

Guide Price £325,000

## SITUATION

Brettingham Court enjoys an enviable setting within mature, well-tended gardens and grounds, affording a delightful parkland outlook across neighbouring properties. The development offers a rare sense of peace and seclusion, approached via an impressive pillared entrance and a long private driveway, ensuring complete privacy with no passing traffic.

The elegant central courtyard and quadrangle are accessed through a striking Hamstone archway, enhanced by original lantern lighting, creating a most attractive and characterful approach.

The picturesque village of Hinton St George has excellent amenities including the renowned Lord Poulett Arms, village shop & post office, church, village hall and primary school, all of which are within walking distance of the property. A wider range of day to day facilities, including a Waitrose supermarket and leisure centre with indoor swimming pool, can be found in the nearby market town of Crewkerne. There is also a mainline railway station to London Waterloo. The property enjoys convenient access to the A303 and the M5 at Taunton and is within about a 40 minute drive of the Lyme Regis and Jurassic coast.

## DESCRIPTION

Brettingham Court is an elegant and historic conversion of the former kitchen garden and, subsequently, stable yard to Hinton House. This charming collection of Hamstone mews-style cottages, arranged around a central quadrangle, has been thoughtfully and sympathetically converted to preserve the character and integrity of the original buildings.

Each property is individual in its layout, size and orientation, with No. 9 particularly well positioned, enjoying an east-west aspect. This allows for morning sun within the private rear courtyard and afternoon and evening light to the front.

The property has been tastefully updated internally, featuring a refitted contemporary kitchen and well-appointed bathrooms to the first floor. The accommodation is further enhanced by notably high ceilings and sash windows throughout, creating a light, airy living space.

Further benefits include gas central heating and some secondary glazing. The property would make an ideal cottage home, perhaps for those looking to downsize or "lock-up-and-leave" residence, perfectly suited to those seeking an easily maintained home in a most attractive and convenient setting.



## ACCOMMODATION

Steps rise to a pair of impressive arched double entrance doors, with a window above, opening into a welcoming reception hall/dining room. This attractive space provides ample room for a dining table and chairs, with a door leading to a cloakroom fitted with WC and wash hand basin. A wide opening leads through to the refitted Shaker-style kitchen, well equipped with a range of wall, base and drawer units, working surfaces and sink unit, together with integrated oven, hob, microwave and extractor hood. There is space for an undercounter fridge and freezer, while the gas-fired boiler is neatly concealed within a wall-mounted cupboard. A striking floor-to-ceiling sash window draws in an abundance of natural light and enjoys views across the central courtyard.

The sitting room is a particularly appealing space, featuring double French doors opening onto the rear courtyard, together with a side window incorporating a window seat. Additional features include a built-in corner cupboard and an ornamental fireplace fitted with an electric stove-style heater. A large understairs cupboard provides useful storage, and stairs rise discreetly from one corner to the first floor.

The first floor offers a small landing with access to the loft. The principal bedroom overlooks the central courtyard and benefits from two generous built-in wardrobes, one of which houses the washing machine with space for a tumble dryer above. The second bedroom enjoys delightful views to the rear over surrounding countryside and parkland-style gardens. There is an en-suite shower room, fitted with a tiled shower cubicle, wash hand basin and WC. The family bathroom comprises a bath with shower mixer tap, vanity wash hand basin and WC, with tiled surrounds.

## OUTSIDE

To the front of No. 9 Brettingham Court is an attractive, open courtyard garden, providing space for outdoor seating, pots and containers, and enjoying a favourable westerly aspect to capture the afternoon and evening sun. This delightful area overlooks the central quadrangle and is approached via the impressive archway, with visitor parking conveniently located beyond, set within the well-maintained communal walled gardens.

To the rear, the property benefits from a more private, enclosed courtyard garden, enjoying morning sunshine. Designed for ease of maintenance, the garden is predominantly paved and bordered by fencing and trellis, with raised timber beds planted with mature shrubs and climbers, including clematis. There is space for a table and chairs, together with an outside tap, and steps rise to the French doors opening into the sitting room. A rear gate provides access to the allocated parking space and garage, situated in a block opposite the property.

Further communal amenities include an additional outside tap, power, exterior lighting and a designated refuse area.

## SERVICES

All mains' services are connected.

Gas fired central heating.

Flood risk Status: Very low risk (environment agency)

Broadband : Standard and Superfast (ofcom)

Mobile Coverage : EE, O2, Three and Vodafone (ofcom)

## MANAGEMENT INFORMATION

Leasehold 999 year lease which commenced on 13th July 1972. The Brettingham Court residents association manages the communal areas, such as the communal gardens, exterior security lighting, driveway maintenance, washing lines and refuse area.

These are covered under a annual service charge which can vary but is currently £350 per annum.

## VIEWINGS

Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000

## DIRECTIONS

What3words:///divisible.utter.turkey

From the A303 South Petherton roundabout, take the Ilminster Road to Lopen and turn left to Lopen village. Upon leaving the village turn right to Hinton St George. Pass the shop and pub and turn left into West Street. Turn left again into Abbey Street and at the bottom, turn right into the private driveway of Brettingham court. Visitors parking is to the right at the end of the driveway. Walk through the grand arch behind you and into the Quadrangle where no9 will be seen on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

**Garage**  
5.46 x 2.46m  
17'11 x 8'1

**Ground Floor**

**First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2026. Produced for Stags. REF: 1454188



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	79
England & Wales		EU Directive 2002/91/EC	

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