

Symonds & Sampson

# 17 Brettingham Court

Hinton St. George, Somerset

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Hinton St. George
Somerset TA17 8RY

A bright and airy mews-style conversion located in the picturesque Brettingham Court development close to the heart of one of our most sought-after villages, and offered for sale with no onward chain.

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- Offered for sale with no onward chain
- Mews-style conversion
- Spacious proportions and generous ceiling heights
- Bright, modernised accommodation
- Three double bedrooms
- Courtyard style gardens and single garage

Guide Price £300,000
Freehold

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## THE PROPERTY

Whether you are seeking a peaceful, long-term home with more manageable maintenance requirements or an 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. During the 20th century, the quadrangle was thoughtfully converted into a collection of attractive mews-style residences, arranged around a charming central courtyard and approached through an impressive archway that creates a memorable first impression.

Having been much improved in recent times, it offers spacious rooms and exceptionally good ceiling heights, making it perfect for those looking for a sense of grandeur and elegance but on a slightly more manageable scale.

## ACCOMMODATION

This well-presented home is ready for its next owner to move straight in. Attractive oak internal doors, window and light, airy décor complement the modernised kitchen and bathroom. The generous proportions offer considerable flexibility. On the ground floor, the exceptionally spacious living room could comfortably accommodate both sitting and dining areas, with French doors opening onto the rear courtyard. The westerly orientation allows natural light to fill the room, particularly during the afternoon and evening.

Each home within Brettingham Court though similar in style has its own individual character and layout, and this property benefits from a spacious entrance hall with a more accessible cloakroom than many of its neighbours. The sizeable kitchen offers ample space for a breakfast or dining table and enjoys plenty of natural light through a beautiful arched picture window overlooking the central quadrangle.

Upstairs, a generous landing leads to three double bedrooms, providing comfortable accommodation for visiting family and friends, or the flexibility to use the smaller third double bedroom as a substantial home office if required.

The well-proportioned bathroom is fitted with a contemporary white suite comprising a freestanding double-ended bath, separate shower cubicle with dual-head controls, WC and wash hand basin. A cupboard houses the gas boiler for the central heating, which was installed in 2023 and is annually serviced in line with the ongoing warranty which can be passed on to a new owner.

A particularly appealing feature of this home is the sense of light throughout, enhanced by its east/west orientation, large windows and simple shutters.

## OUTSIDE

The front of the property is approached on foot via the historic quadrangle, with its own area of courtyard by the front door, perfect for container gardening and with room for seating or eating outside. To the rear is a further courtyard style garden, edged with low trellis, providing further space to sit out and enjoying a sunny westerly aspect. A single garage is located in the nearby block to the east of the quadrangle. 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///crunches.arranger.lifted

## 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 Somerset Council 0300 123 2224

Council Tax Band D

The property is Grade II listed and located within the village's 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.£450 per annum.

The vendor intends to leave the cupboards in the two largest bedrooms.

Photographs taken September 2026 - © Symonds and Sampson

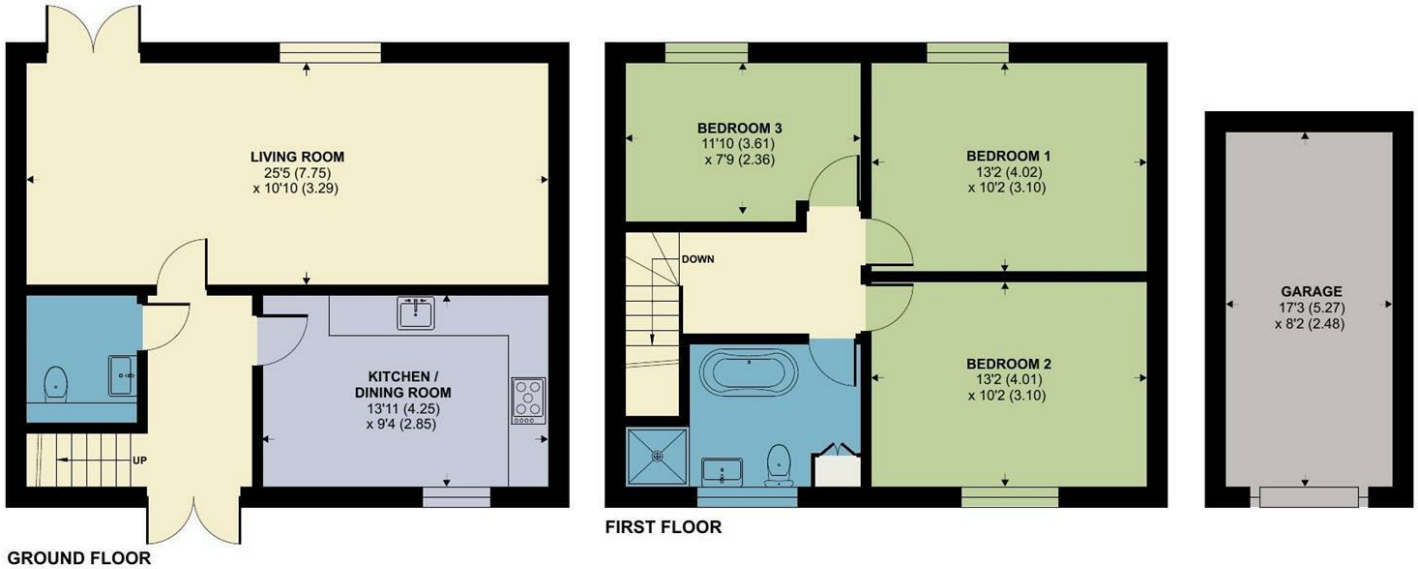






# Brettingham Court, Hinton St. George

Approximate Area = 1050 sq ft / 97.5 sq m
Limited Use Area(s) = 141 sq ft / 13 sq m
Total = 1191 sq ft / 110.5 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: 1522127

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