



Symonds
& Sampson

12 Brettingham Court

Hinton St. George, Somerset

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Hinton St. George
Somerset TA17 8RY

A Grade II-listed mews-style home in what is arguably the best position within the historic Brettingham Court quadrangle. Enjoying a sunny southerly aspect with its own rear garden it boasts far-reaching views across surrounding parkland.



- Grade II listed Mews Style Conversion
- Sought-after and picturesque location
- Prime position on south side of quadrangle
 - Three generous double bedrooms
- Sunny rear garden and beautiful southerly views
 - Garage and carport parking
- Additional garage available by separate negotiation
 - Private cellars

Offers Over **£395,000**

Freehold

Ilminster Sales
01460 200790
ilminster@symondsandsampson.co.uk



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. This particular home enjoys an envious position on the southern side of the quadrangle making it one of the few that have glorious views over the surrounding parkland and a pleasant southerly facing garden.

The property boasts exceptional proportions including impressive ceiling heights giving that feeling of grandeur more associated with a much larger property. There's ample space for visiting friends and family, along with manageable outdoor areas that provide the opportunity to relax and potter without the responsibility of extensive upkeep.

ACCOMMODATION

A generous and welcoming reception hall sets the tone with period timber doors and attractive wooden flooring that flows through to the adjoining kitchen breakfast room. There's a very useful and spacious walk-in storage cupboard under the stairs and a handy downstairs cloakroom to one side. Double doors with an attractive fan light window above, lead through to an impressive sitting room with beautiful full length sash picture window overlooking the parkland at the rear. A central fireplace creates a traditional focal point and is fitted with a real flame gas fire. A large opening leads through to a more formal dining room with french doors opening onto the rear garden and again making the most of the wonderful outlook at the rear.

From the hall a well-appointed modern kitchen / breakfast room lies to one side, where a full-height sash window with shutters overlooks the charming

quadrangle and allows an abundance of natural light to flood the space. The kitchen units complement the style of the property and include an integrated electric hob and double oven, fridge freezer and microwave. There is also a practical carousel corner unit for added convenience and further storage within the peninsular unit.

On the first floor, the large landing leads to three exceptionally spacious bedrooms. The rear rooms enjoy the breath-taking views over the parkland and countryside, whilst the front guest bedroom has it's own en suite WC. The bathroom is fitted with a modern white suite incorporating both a separate bath and double shower unit, all finished with stone effect tiling and smart marble accents.

OUTSIDE

The front of the property is approached on foot via the historic quadrangle, with its own courtyard by the front door, perfect for container gardening and sitting out in the evenings. To the rear is a further garden adjoining and overlooking the historic parkland. The garden is laid out in a traditional manner with lawn and borders including mature perennials and shrubs. There is also access to the private cellars / vaults beneath the house but these are not considered usable / habitable spaces. Parking includes a single garage in the nearby block plus undercover carport parking in front (with ample visitor parking close to the quadrangle entrance). An additional garage may be available by separate negotiation.

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
///float.regrowth.screening

SERVICES

Mains gas, electricity, water and drainage are connected.

Superfast broadband is available. There is mobile coverage at the property. Please refer to Ofcom's website for further information.

MATERIAL INFORMATION

Somerset Council Tax Band E

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.£450-500 per annum.

Please note, the vendors are currently in the process of arranging for spray foam insulation in the roof space to be removed and the roof repaired accordingly.

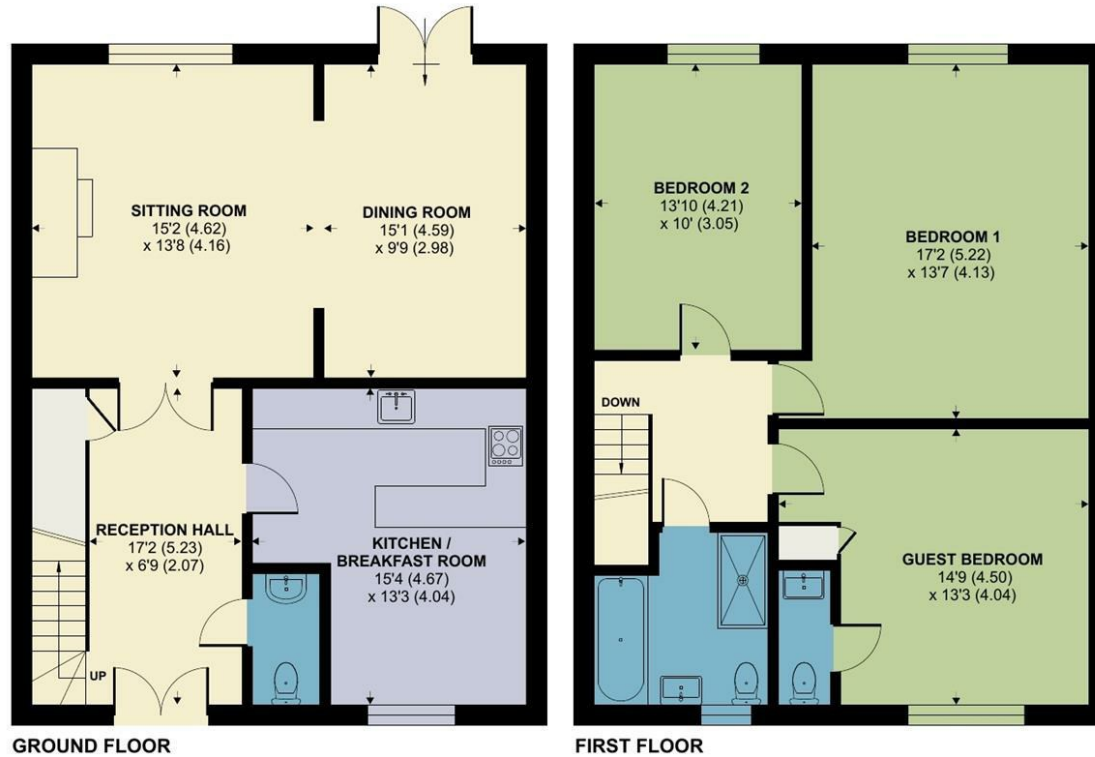




Brettingham Court, Hinton St. George

Approximate Area = 1482 sq ft / 137.6 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: 1484936



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01460 200790

ilminster@symondsandsampson.co.uk
Symonds & Sampson LLP
21, East Street,
Ilminster, Somerset TA19 0AN



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