



# The Maltings

8 Bineham Court, Knole, TA10 9JE

George James PROPERTIES  
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# The Maltings

8 Bineham Court, Knole, TA10 9JE

Guide Price - £795,000

Tenure – Freehold

Local Authority –Somerset Council

## Summary

Bineham Court is a prestigious small estate just outside the hamlet of Knole. It is formed from the original model farm with the main farmhouse and various outbuildings, set around a lawned central courtyard. The farm was built in the 1850s by the Duke of Devonshire, and converted in 2001 to create 11 dwellings. Each dwelling is unique in design and size, all have been thoughtfully developed retaining many of the original features of the farmhouse and buildings and are built in Blue Lias stone under slate roofs. The Maltings is a substantial home and is approached from a long private drive leading to visitors parking and the courtyard with access to the front of the property. A rear driveway gives access to the property's gated drive, parking and double garage. The Maltings offers beautifully presented spacious living accommodation of over 2900sqft with a ground floor comprising entrance hall, WC, study, utility room, family bathroom, two bedrooms, one with en-suite and a further bedroom/snug. To the first floor there is an impressive main open plan living space including sitting room, dining room and kitchen area with large fireplace, under floor heating and high vaulted ceiling. This main area is flooded with light from numerous windows to either side. A staircase leads to a useful mezzanine area ideal as an office or TV room. The large principal bedroom is accessed from the main reception with en-suite shower room. Outside there are attractive, private walled gardens to the rear with ample off road parking and access to the garage.

## Services

Mains water and electricity and foul drainage, oil fired central heating controlled by Google Nest WiFi thermostats. Openreach ultrafast broadband connection, WiFi Mesh system providing strong connection throughout the house. Quarterly service fee of £200 covering the cost of maintaining the communal areas. Council tax band G.

## Amenities

There are two gastropubs within walking distance in nearby Long Sutton, the Devonshire Arms and the Limekiln. The nearby town of Somerton offers a good selection of amenities. Somerton was the ancient Capital of Wessex in the 8th century and a former market town. It then later became the County town of Somerset in the 13th/14th Century. There is a good level of amenities including a



supermarket, several restaurants and bakery, gastropubs, shops, bank, library, doctor and dentist surgeries, there are also several public houses, restaurants, churches and primary schools within the town. A more comprehensive range of amenities can be found in the County town of Taunton to the west or Yeovil to the south. The mainline railway stations are located in Castle Cary, Yeovil and Taunton. Bruton is 25 minutes by car. The property is also well served by the A303 linking both central London and the South West, the M5 can be joined at junction 23. The A37 gives access to Bristol and Bath and the Dorset Coast.

#### Link to Bineham Court residents website

<https://binehamcourt.wixsite.com/residents>

#### What3Words

///treetop.founders.boxing

#### Entrance Hall

Glazed hardwood entrance door leads to the entrance hall, glazed door to the rear garden, two radiators, exposed wall and ceiling beams and stairs to the first floor.

#### WC

With Atmore vanity unit with Grohe tap.

#### Utility Room 8' 10" x 6' 3" (2.70m x 1.90m)

Refitted with quartz worktop and space for washing machine and tumble dryer.

#### Bathroom

Refitted in 2025, bathroom suite comprising Duravit WC, Roca vanity wash hand basin with Grohe mixer tap. Panelled bath with mains shower over and shower screen. Ladder towel rail.

#### Snug/bedroom 13' 11" x 9' 8" (4.24m x 2.95m)

With window to the rear with stone sill, wood effect underfloor-heated porcelain floor, radiator and exposed ceiling beams.

#### Bedroom 13' 11" x 9' 8" (4.24m x 2.95m)

With window to the front with stone sill, wood effect underfloor-heated porcelain floor, radiator and built in double wardrobe.

#### Study 19' 4" x 6' 7" (5.89m x 2.01m)

With window to the front with stone sill, wood effect underfloor-heated porcelain floor, radiator and exposed ceiling beams.

#### Bedroom 13' 1" x 13' 0" (4.00m x 3.95m)

With window to the rear, built in double wardrobe, wood effect underfloor-heated porcelain floor, exposed ceiling beams and radiator.

#### En Suite Shower Room

Refitted in 2025 with Duravit WC, Roca vanity wash hand basin with Grohe mixer tap, shower cubicle with mains shower. Ladder towel rail.



**Reception Room and Kitchen** 54' 11" x 20' 5" (16.74m x 6.22m)

This impressive open plan living area includes a sitting room, dining room and kitchen with stairs leading to a large mezzanine floor. The reception room has oak flooring with under floor heating, two sets of French doors to the front opening to steps and rear opening to a Juliet balcony. There are also full length windows and vaulted ceiling with exposed roof trusses. A large stone beamed fireplace houses a Clearview multi-fuel stove. The re-fitted Neptune Henley bespoke kitchen includes solid Oak units with granite counter-tops and fitted appliances including Siemens WiFi oven, WiFi combination microwave/oven and induction hob. NEFF dishwasher and space for 'American' style fridge freezer. There is a useful walk in pantry cupboard with shelving.

**Mezzanine/Reading Area** 20' 3" x 9' 3" (6.17m x 2.83m)

With roof window.

**Principal Bedroom** 19' 3" x 15' 7" max (5.87m x 4.74m max)

With windows to the front and rear, hardwood flooring and two radiators. Built in wardrobes and vaulted ceiling.

**En Suite Shower Room**

With low level WC, wash hand basin with vanity cupboards under and shower cubicle with mains shower. Ladder towel rail.

**Double Garage** 18' 5" x 17' 10" (5.62m x 5.44m)

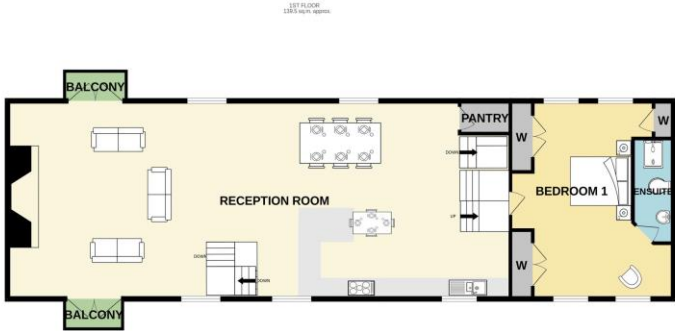
With power, light and two timber vehicular double doors.

**Outside**

Residents private vehicular entrance drive to the rear of the property with Iroko hardwood vehicular gates leading to the driveway with ample parking and access to the garage. Attractive landscaped walled private gardens with large patio area with steps leading to the lawned gardens with various flower and shrub borders.







TOTAL FLOOR AREA : 301.1 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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WWW.EPC4U.COM



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



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