Symonds & Sampson

8 Brettingham Court

Hinton St. George, Somerset

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Hinton St. George
Somerset TA17 8RY

A rare chance to acquire one of the double fronted mews-style conversions at the picturesque Brettingham Court development in the heart of one of our most sought-after villages.

4 2 2

- Offered for sale with no onward chain
- Double fronted mews-style coach house conversion
- Perfect lock-up and leave
- Four bedrooms including master with en suite
- Ground floor study, spacious living / dining room
- Courtyard gardens and single garage

Guide Price £360,000

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 traditional enhanced with impressive ceiling heights and complemented by a practical ground-floor cloakroom to one side. To one side is a ground floor study with a full-height sash window overlooking the charming quadrangle. Across the rear is a spacious reception room with ample room for both a large dining suite and cosier seating. French doors open onto the rear courtyard and two sets of sash windows flood the room with natural light in the mornings. Off the reception room a good size galley style kitchen also overlooks the front quadrangle and balances the accommodation. Fitted with a range of units and solid timber worktops, they incorporate space for an electric range and under surface appliances.

Upstairs, the generous principal bedroom overlooks the quadrangle and benefits from a light and airy en suite shower room. There are three more bedrooms including a lovely second double bedroom that has views to the rear over the village and parkland, and a family bathroom fitted with white suite, including a separate bath and shower. The good size landing includes a designated utility cupboard that houses soace for both a washing machine and tumble dryer as well as the central heating boiler.

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 laid to paving and screened by shrubs, providing space to sit out. 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///pass.nightlife.diary

SERVICES

Mains electricity, water and drainage are connected. Whilst the executors are unsure whether the property is connected to mains gas, other properties in the development do have mains gas 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

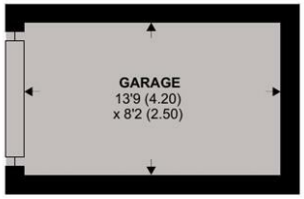
The property is being sold by executors and therefore our normal Property Information Form has not been completed and some information will be unavailable. Buyers are asked to make their own enquiries on any elements that are of particular importance to them. This sale is subject to a Grant of Probate. Please contact the office for further information, particularly if timing is important to you.

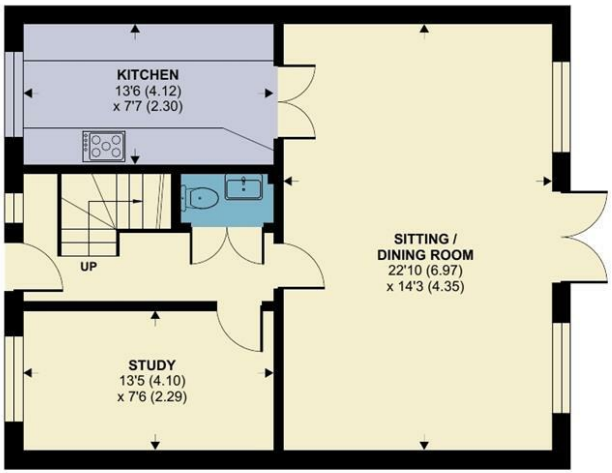
The property is Grade II listed and located within a designated Conservation Area.

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. Again, this has not been confirmed by the executors so we suggest buyers satisfy themselves as to the current position.

Brettingham Court, Hinton St. George

Approximate Area = 1298 sq ft / 120.5 sq m
Garage = 113 sq ft / 10.4 sq m
Total = 1411 sq ft / 130.9 sq m
For identification only - Not to scale





GROUND FLOOR

FIRST FLOOR

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: 1487055

ILM/JH/240726

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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.