



FOR SALE

Brettingham Court, Hinton St. George, TA17 8RY

£700,000



ORCHARDS
ESTATES

Unique Grade II listed mews style conversion nestled within an exclusive courtyard of similar properties and situated within easy reach of the beautiful sought after village of Hinton St. George. This spacious home measures approximately 2250sq feet and the well presented accommodation comprises spacious sitting room, separate dining room, additional reception room/family room, kitchen/breakfast room and useful downstairs shower room offering potential ground floor accommodation for elderly relative if required.

Upstairs are four bedrooms, dressing area, large airing cupboard and two bathrooms.

Outside is a terrace to the rear of approximately 60 ft and a small formal garden to the side with lawn and flower beds.

There is private allocated and ample visitor parking close by and a garage in a block.

£700,000



LOCATION

Hinton St George is a village of character in a conservation area of South Somerset. It is set in attractive surrounding undulating countryside and contains many fine stone built character properties. Amenities include a General Store/Post Office, Church, Exceptional Pub/Restaurant, a Primary School and local bus services. Crewkerne (Mainline Station - Waterloo) is three miles, Yeovil eleven miles, the Dorset Coast eighteen and the A303 trunk road connecting to the National Network within three miles.

Introduction Brettingham Court is an 18th Century Hamstone building formerly listed as part of Hinton House and Stables which was the former kitchen courtyard to Hinton House originally designed by Matthew Brettingham and re-shaped by Sir John Soane (c1797) and substantially altered in the late 20th Century to form a quadrangle of 19 exclusive properties set in a secluded and exclusive position on the edge of this sought after village.

Entrance 28' 5" x 5' 4" (8.665m x 1.615m)

Accessed from the central courtyard area, featuring large double doors with single-glazed window above opening to a fabulously high ceiling with two overhead antique lanterns which really sets the tone for the rest of the property with high ceilings and well appointed fixtures and fittings throughout. Laid to carpet, radiator, cupboard, stairs and further storage cupboard.

Family Room 20' 1" x 14' 3" (6.120m x 4.355m)

Single glazed French doors to rear, front aspect single glazed sash window (with secondary glazing) set over parquet flooring and radiator. Elegant shelved niches with cupboards beneath and two chandeliers.

Sitting Room 20' 6" x 12' 7" (6.255m x 3.838m)

Side and rear aspect single glazed sash windows (with secondary glazing), radiator, laid to carpet, two wall lights flanking the mirror and feature fireplace. Wiring for Sky TV and phones.

Dining Room 14' 9" x 8' 4" (4.486m x 2.550m)

Rear aspect single glazed sash window (with secondary glazing), laid to carpet and radiator.

Kitchen/Diner 15' 10" x 11' 2" (4.837m x 3.402m)

Rear aspect single glazed sash window (with secondary glazing), fitted kitchen comprising a range of wall and base units with worktops over, tiled splash backs, one and a half bowl sink, electric hob with extractor over, electric double oven, integrated washing machine, integrated dishwasher, space for tumble dryer. space for fridge/freezer, tiled floor and radiator.

Shower Room 14' 8" x 3' 3" (4.466m x 0.978m)

Shower cubicle with tiled walls and rainfall shower, wash hand basin with vanity unit, WC, extractor fan, LED spot lighting to ceiling and loft hatch for access to electrics.

Landing 33' 6" x 4' 10" (10.212m x 1.474m)

Front aspect single glazed sash window, laid to carpet, two radiators, loft hatch and large airing cupboard housing hot water tank. Antique lantern light and large chandelier over the stairs.

Bedroom One 20' 3" x 11' 8" (6.175m x 3.544m)

Front and rear aspect single glazed sash windows, laid to carpet, two fitted wardrobes with storage cupboards above, two wall lights and two radiators.

Bedroom Two 13' 6" x 11' 1" (4.110m x 3.382m)

Side and rear aspect single glazed sash windows, laid to carpet and radiator.

Bedroom Three 15' 1" x 9' 1" (4.594m x 2.776m)

Rear aspect single glazed sash window, wash hand basin. laid to carpet and radiator.

Bedroom Four/Study 10' 8" x 9' 3" (3.248m x 2.819m)

Side aspect single glazed sash window, laid to carpet, fitted wardrobe and radiator.

Dressing Area 8' 8" x 3' 2" (2.634m x 0.964m)

Laid to carpet, built-in wardrobes/cupboards and large full length mirror.

En-Suite Bathroom 11' 7" x 7' 4" (3.522m x 2.239m)

Rear aspect single glazed sash window, laid to carpet, bath with rainfall shower over and mixer taps, wash hand basin, WC, radiator and LED ceiling lighting.



Family Bathroom 15' 2" x 7' 10" (4.629m x 2.395m)

Rear aspect single glazed sash window, laid to carpet, bath with shower mixer taps, double shower cubicle with rainfall shower, wash-hand basin with vanity unit, WC, heated towel rail/radiator and LED ceiling lighting.

Front Garden

Front garden within the central courtyard and overlooking the circular green. Great fun when on formal occasions with friends and neighbours. Ideal for potted plants and garden chairs.

Side Garden

Gated access from the main rear terrace, area of lawn with flower beds/mature shrubs.

Main Terrace

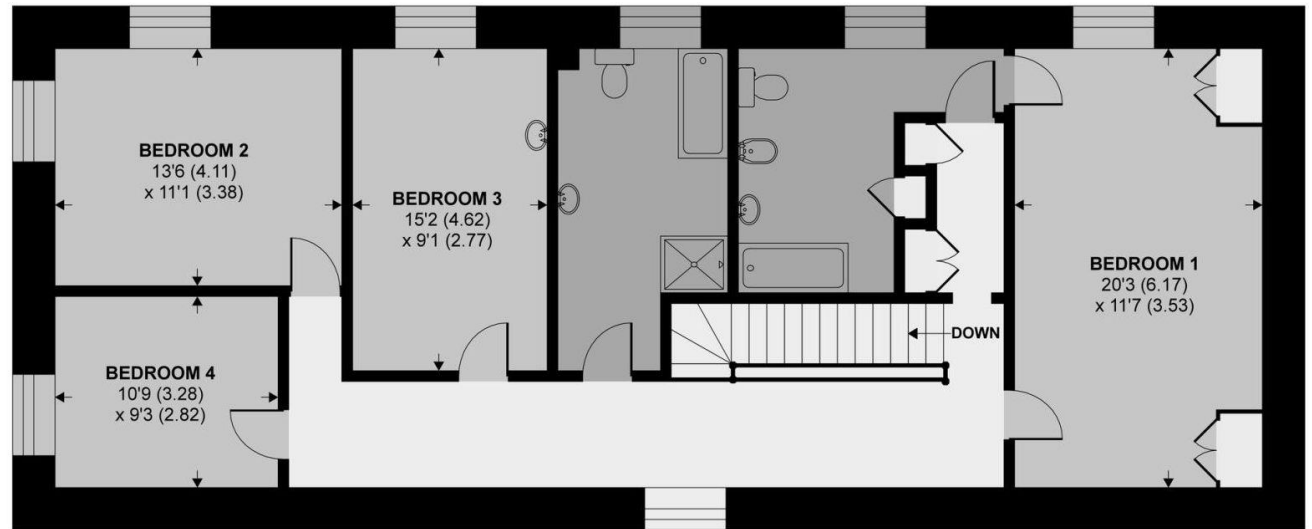
The large terrace measures approximately 60 ft wide which is ideal for entertaining and al fresco dining. Enclosed boxed trellises and an arbour.

Garage

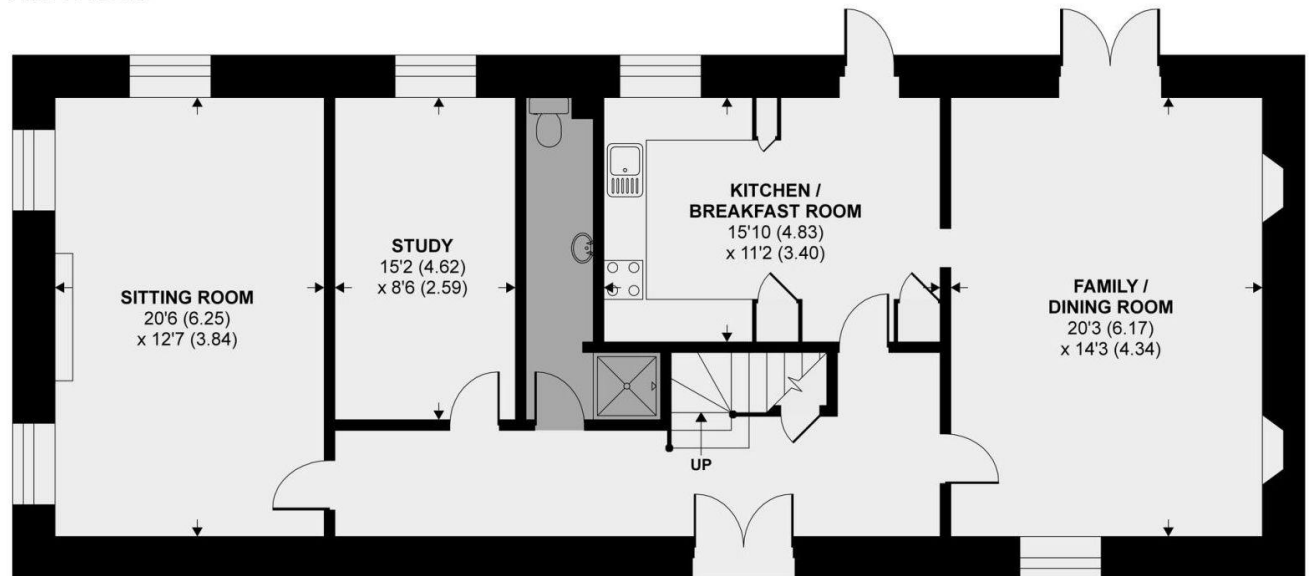
Situated in a block with up & over door.

Directions

Upon entering Hinton St George from the Merriott side, continue through the village and take the left hand turn into West Street at the pinnacle. The next left is Abbey Street, take this turn and at the turning for Brettingham Court can be found on the right hand side.



FIRST FLOOR



GROUND FLOOR



01460 477977 or 01935 277977



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