



**STAGS**

3 Wyatt Court

# 3 Wyatt Court

Hinton St George, TA17 8SS

Crewkerne 4 miles Yeovil 13 miles

- Beautifully Presented
- Attached Historic Property
- Character Features
- Parkland Outlook
- 4 Bedrooms, Master Ensuite
- Parking and Garage
- Fabulous Drawing Room
- Private Garden Area

**Guide price £425,000**

## FEATURES OF PROPERTY

3 Wyatt Court is a marvellously elegant Georgian House which forms part of the former Hinton House and still retains overtones and echoes of the grand estate house, including an original nursery gate and prison bench. The property also boasts a wide variety of characterful attributes typical of this architectural era, with sash windows and charming fireplaces featuring in rooms throughout the house.

Under the current ownership the property has undergone a comprehensive programme of refurbishment which has included the creation of a delightful kitchen/breakfast room on the lower ground floor. This has been fitted with a range of attractive units with space for appliances beneath, and enjoys underfloor heating.

A magnificent yet welcoming drawing room forms the centre piece of the property, with vaulted ceilings and large sash windows allowing this room to be filled with natural light, as well as affording a stunning outlook across mature and well maintained parkland to the countryside beyond. Arranged as an open plan sitting and dining room, modern convenience has been carefully considered with a cast iron, gas fireplace in addition to underfloor heating and a dumb waiter operating from the kitchen.

The upper floors of the property offer versatile accommodation, with three well proportioned bedrooms on the top floor which was previously the nursery wing of the estate house. The two largest of these are best placed to enjoy the outstanding vista, and there is an en suite bathroom to the master bedroom as well as a modern shower room which also benefits from a cupboard housing plumbing for a washing machine. A

An elegant late 17th century Grade II Listed beautifully presented house in a tranquil parkland setting

further bedroom, which is currently used as a study, can be found on the next landing down, where there is also a cloakroom.

The care lavished within this charming house is continued outside, where there is a manicured garden area with rose bushes and a sun terrace, ideally positioned to take full advantage of the glamorous surroundings. There is also parking within the courtyard along with a single garage.

## SITUATION

The property is situated in the select village of Hinton St George, which until the 1960's belonged to the Poulett Estate, with amenities including a village shop, tea rooms, National Dining Pub of the Year 2009 (Good Pub Guide), church, village hall and primary school.

Nearby Crewkerne offers most local amenities and a direct rail link to London Waterloo. Yeovil is the commercial centre for the area with excellent shopping and leisure facilities and the World Heritage Jurassic coastline at Charmouth and Lyme Regis are to the south.

The A303 trunk road linking London to the South West is within easy reach and the M5 (J25) can be found at Taunton.

The area is well served by both state and independent schools including Perrott Hill, Sherborne, Hazlegrove, Port Regis, Leweston and Millfield at Street.

## HISTORY

Wyatt Court was formerly part of Hinton House belonging to the Poulett family, who owned a considerable estate within the local area. The Poulett family's power and wealth was responsible for the development of the village, with schools, halls and artisans' houses built to serve the estate.

Wyatt Court was split into eight substantial properties and listed as being of special architectural and historic interest in 1958.

## SERVICES

All mains services. Gas fired central heating.

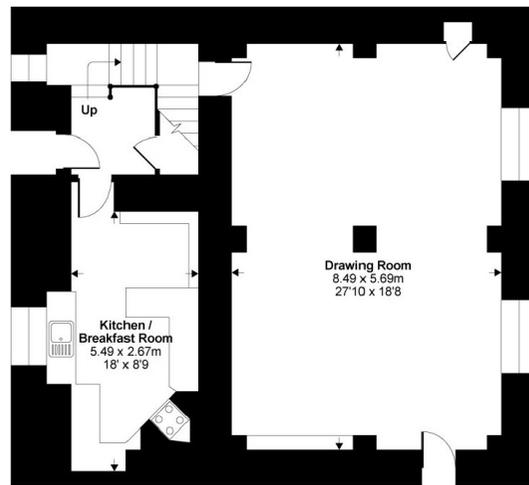
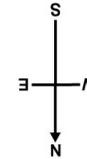
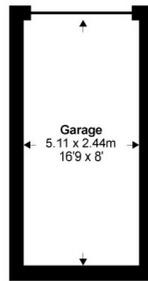
## VIEWING

Strictly by appointment through the vendors' selling agents, Messers Stags, Yeovil Office telephone 01935 475000

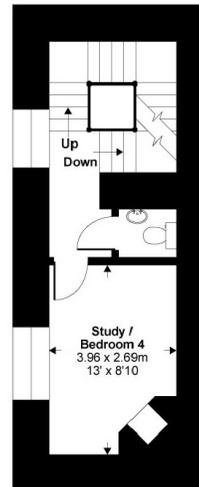
## DIRECTIONS

From Yeovil take the A303 towards Exeter. Take the 2nd exit at the Hayes End roundabout towards Ilminster. At the Lopenhead roundabout, turn left signposted Lopen. Continue through Lopen and on leaving the village turn right signposted Hinton St George. On entering Hinton St George, bear to the right. Continue past the pub and church as you are going out of the village. Turn left through the pillars with a private sign, continue through a second set of pillars and follow the road right in front of the clock tower. The house will be found in the far right hand corner.

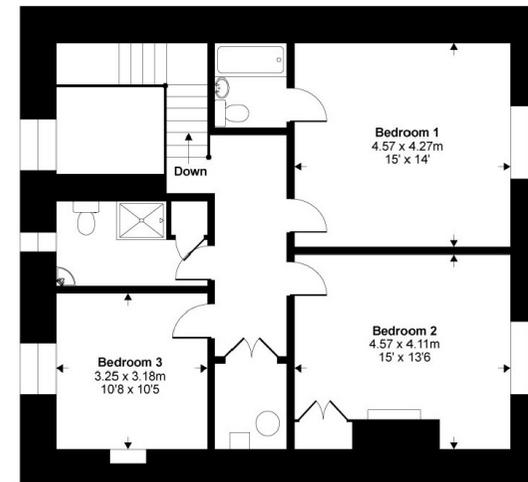
Approx. Gross Internal Floor Area  
190.7 Sq Metres 2053 Sq Ft (Includes Garage)



Lower Ground Floor



Ground Floor



First Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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