



Church House

Church Street, Drayton, TA10 0JT

George James PROPERTIES

EST. 2014

Church House

Church Street, Langport, TA10 0JT

Guide Price - £595,000

Tenure – Freehold

Local Authority –Somerset Council

Summary

A beautifully presented Grade II listed character home in the heart of Drayton. Brimming with charm and extensively renovated throughout over the last 10 years, this stunning four-bedroom period property features exposed beams, cosy living spaces, a stylish country kitchen, underfloor heating downstairs and an elegant bathroom with an ensuite to the master bedroom. Set within a picturesque village location, it offers the perfect blend of heritage, comfort, and modern living.

Justifiably Grade II listed of architectural and historical importance, Church House is a handsome detached property positioned in the heart of this vibrant and ever-popular village. The property underwent substantial renovation 10 years ago, and since owning the property, our seller has further improved it, including but not limited to: Secondary glazing including draft proofing, front wall being replaced with front & rear garden renovations, new bathroom, cloakroom and quality kitchen, new wardrobe doors and fittings in the bedrooms, an electric garage door, a fully restored bay window downstairs with reinforced front door and multiple French drains have been installed.

On the ground floor, the property offers a blend of modern and traditional features, with a living room and family room, both with feature fireplaces, bespoke quality kitchen/diner, cloakroom with WC and utility room/workshop. There are four bedrooms, the master with a shower ensuite and a brand-new family bathroom with roll-top bath on the first floor.

Accessed via a stone staircase from the master bedroom, the property benefits from a large, fully floored attic, which would make a wonderful study, craft room or bedroom for the grandchildren.

Whilst modest in size, the front and rear gardens offer low maintenance living with a range of stunning flowers, shrubs and bushes. There is a garage with newly installed electric garage doors with deliberately placed barn doors to the side to allow you to open a car door, making this ideal for parking your car.

Church House would make a home for those looking for a lifestyle move away from the hustle and bustle of a busy town, whilst still being in the heart of a vibrant community.



Services

Mains electricity, water and drainage connected. Oil fired central heating. Underfloor heating to most ground floor rooms. Council Tax Band F.

Amenities

Drayton is designated as a conservation area with a fine parish church and public house, The Drayton Arms. The village is mainly made up of period cottages and houses. The nearby village of Curry Rivel is approximately one mile away and offers a good range of village amenities with General Store, Post Office, Petrol Station and Sandpits Heating Centre. There is also the very popular Firehouse village pub and restaurant. The larger nearby town of Langport offers an excellent range of everyday amenities including a selection of shops, Tescos supermarket, churches, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach.

what3words

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Living Room 16' 3" x 12' 3" (4.95m x 3.74m)

With window to front, underfloor heating, stone and brick feature fireplace on slate hearth with wooden lintel and wood burning stove, storage cupboard.

Family Room 15' 0" x 12' 3" (4.56m x 3.74m)

With window to front, underfloor heating, feature stone fireplace with wood burning stove.

Inner Lobby

With window to rear, underfloor heating, large airing/storage cupboard, stairs rise to first floor.

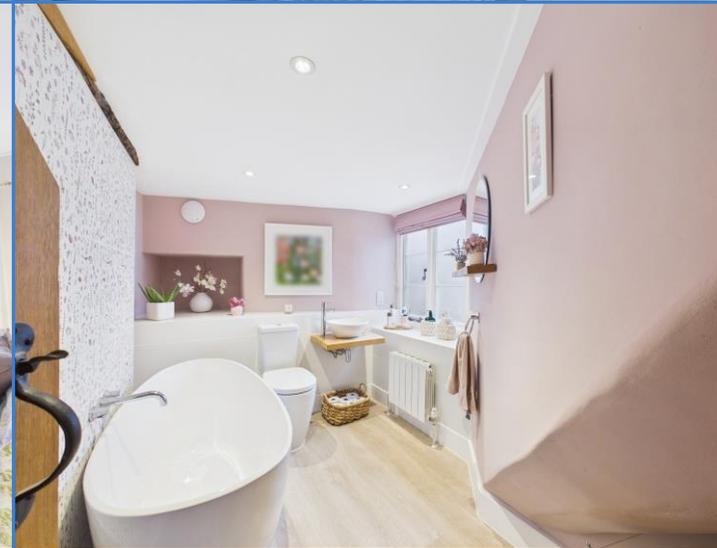
Kitchen/Dining Room 19' 5" x 14' 8" (5.93m x 4.47m)

With window to both sides, stable door to rear garden, a range of matching wall and base units, cupboards and drawers, electric powered AGA (approx. 6 years old), ceramic 1.5 sink with mixer tap, integrated dishwasher, fridge/freezer, space for washing machine.

Cloakroom

With windows to rear and side, space to hang coats, vanity sink, close coupled WC.

First Floor Landing



Bedroom 1 12' 8" x 10' 11" (3.85m x 3.33m)

With window to front, radiator, spiral staircase to attic, window seat.

Ensuite Shower Room

With skylight, radiator, close coupled WC, walk in shower with rainfall shower head, wash hand basin.

Bedroom 2 12' 2" x 12' 1" (3.70m x 3.69m)

With window to side, radiator, built in wardrobe, built in storage cupboard.

Bedroom 3 12' 4" x 12' 4" (3.77m x 3.76m)

With window to front, radiator, built in wardrobe.

Bedroom 4 8' 11" x 7' 10" (2.72m x 2.39m)

With window to front, radiator.

Bathroom

Quality fitted bathroom. With window to side, two radiators, oval freestanding bath, close coupled WC, modern oval sink.

Attic 33' 4" x 11' 11" (10.17m x 3.62m)

Measurement is for longest stretch of the attic. With two windows to sides, fully floored, lighting and power, potential for craft room/storage/play room.

Utility Room

Accessed via the rear garden. With window to rear, storage units, sink with drainer, floor mounted oil boiler, lighting and power.

Garden

To the front is a covered oil tank, recently replaced front wall with low maintenance landscaped front garden made up of patio, sleepers and pretty borders. The rear garden is mainly laid to shingle for ease of maintenance, with stepping stones, a wood store, seating area, outside tap and delightful views of the church.

Garage 14' 10" x 8' 2" (4.53m x 2.50m)

With electric automated garage door, with cleverly placed double side doors to allow you to open your car doors, making this the ideal place to park your car.





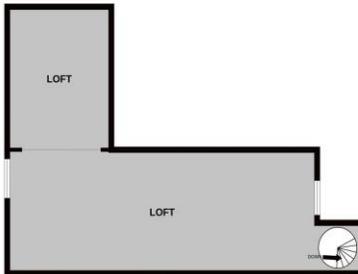
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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