



The Granary

School Street, Drayton, Langport, Somerset, TA10 0LN

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ESTATE AGENTS

An individual architect- designed detached property converted from a former granary offering spacious and flexible accommodation, with large garage and ample parking, attractively situated on a small development within this popular village.



Key features

- Entrance hall
- Triple aspect living/dining room with double doors opening to the rear garden
- Recently fitted kitchen/breakfast room
- Utility room with door to rear garden
- Principal bedroom with en suite shower room
- Second bedroom/study and family bathroom
- 2 first floor bedrooms and further shower room
- Oil central heating and double glazing
- Good sized, well maintained gardens. Substantial garage/workshop and ample parking
- Attractive setting close to the centre of this popular village

Services

Mains electric, water and drainage. Oil fired central heating

EPC

Band D (67)

Council Tax

Band F





The property

This handsome and well appointed detached former granary offers spacious accommodation of character and was converted in 2006. The property offers great flexibility as to use, with two bedrooms and a shower room on the first floor and two further bedrooms (one en suite) and a family bathroom on the ground floor. The main living/dining room enjoys a wonderful triple aspect and opens through to the kitchen/breakfast room. There is also a useful utility room with door opening to the rear garden. There is a particularly large garage/workshop and attractive well tended gardens. The property benefits from oil-fired central heating and double glazing.

The accommodation - Ground floor

A front door opens into the light and spacious entrance hall with doors to all principal rooms. The entrance hall has two large built in storage cupboards and an understairs cupboard. The triple aspect living room/dining room is light and airy with a central feature fireplace. Double French doors open onto a patio in the rear garden. A large opening provides access to the recently updated Kitchen/breakfast room with ample cupboards, fitted work surfaces, inset sink, built in double oven, four ring hob with extractor hood over and dishwasher. The utility room is fitted with a range of units, work surfaces with inset sink, space and plumbing for washing machine. Oil fired central heating boiler. Door to rear. The principal bedroom (Bed 1) has an en-suite shower room comprising; shower, wash hand basin and WC. A further bedroom (Bed 4) with an adjacent family bathroom is currently utilised as a study.



First floor

On the first floor there are two further bedrooms. Bedroom 2 has tall windows enjoying views across the garden and open farmland. Bedroom 3 is currently used as a dressing room, with a range of fitted wardrobes. There is also a shower room with shower enclosure, vanity wash hand unit, WC and bidet.



Outside

The private gardens are a wonderful feature of the property and are well maintained. The property is approached through a five bar wooden gate onto a cobbled and gravelled driveway, providing ample parking and turning space and giving access to the large garage/workshop. To the side of the property is a sunny gravelled garden area enclosed by stone walls, currently with raised vegetable beds and espalier fruit trees. Adjacent to the rear of the property is a paved patio area. The remainder of the garden is laid to lawn with fruit trees, flower and shrub borders and at the end of the garden is a paved seating area with a pergola. Beyond a fence, is a further area of garden which leads down to a small stream.

Situation

The Granary is situated in the highly favoured South Somerset village of Drayton which is designated as a Conservation Area, centred upon a beautiful parish Church and many fine period properties constructed of mellow blue lias stone. It lies on the edge of the attractive Somerset Levels with numerous pleasant walks around the village and beyond. The village has a popular inn, the Drayton Crown, and a village hall where there is a strong community presence with various organisations and events including a monthly market and film club. Drayton lies one mile away from the larger village of Curry Rivel which offers a good range of amenities with a shop, Post Office, garage, the well known Firehouse restaurant and a primary school. The larger nearby market town of Langport with its riverside setting, offers an excellent range of everyday amenities including a selection of shops, supermarket, doctors, dentist and veterinary surgeries, several good cafes and a library. There are schools for all ages and an excellent leisure centre with swimming pool. Railway stations are within easy reach at Taunton, Castle Cary and Yeovil, as are the A303 and M5 motorway.



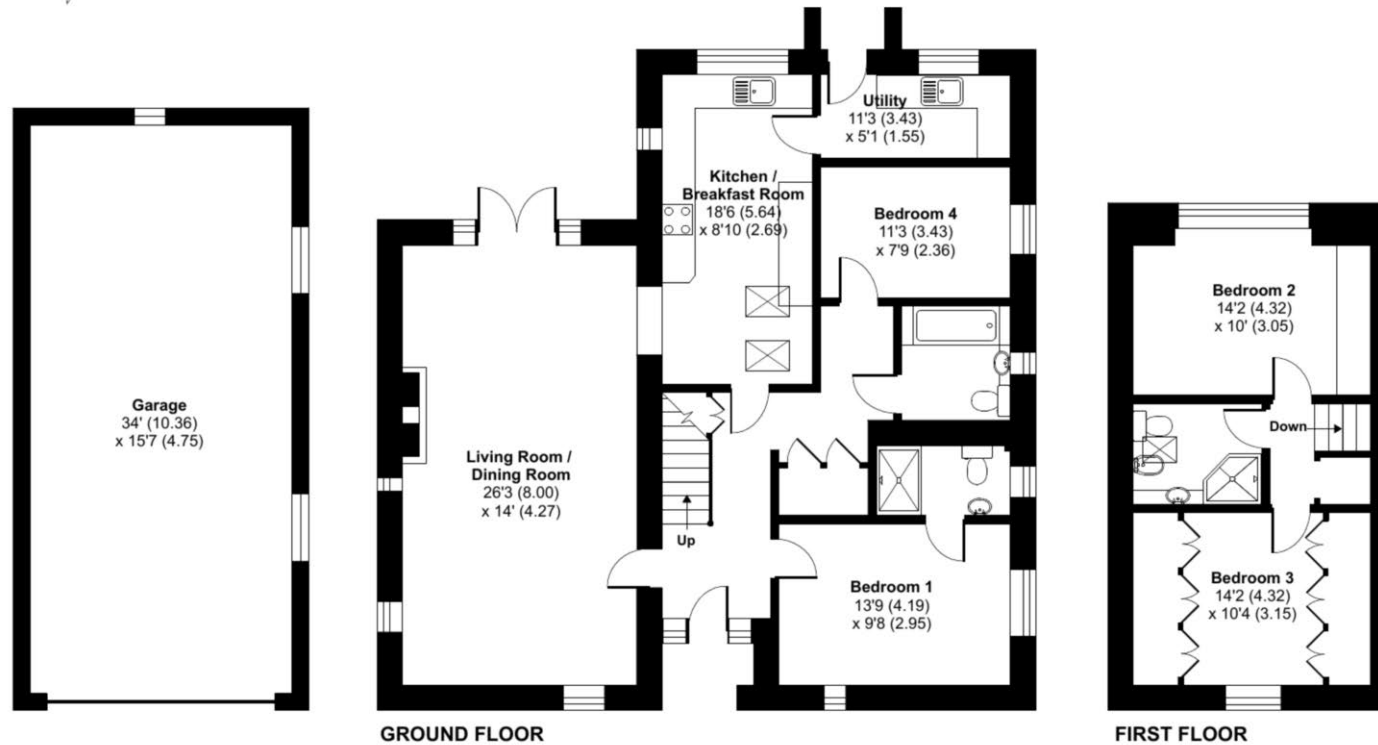
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Approximate Area = 1515 sq ft / 140.7sq m

Garage = 532 sq ft / 49.4 sq m

Total = 2047 sq ft / 190.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for James Gray. REF: 1355845

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