

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



MOOR VIEW, 3 CHURCH VIEW STREET, DRAYTON, LANGPORT, SOMERSET, TA11 0JY







**MOOR VIEW,  
3 CHURCH STREET, DRAYTON, LANGPORT, SOMERSET, TA10 0JY**

A stunning, detached period house with a wealth of character, set within a tucked away, secluded spot with delightful, far-reaching countryside views and landscaped gardens.

Offering three bedrooms, two separate reception rooms, a fitted kitchen/breakfast room, family bathroom and ground floor cloakroom.

Outside there are delightful south-facing gardens and ample off-road parking, as well as a large garage with home office/studio over.

Located within a highly sought after, well-connected and quiet village, on the outskirts of Langport.

**Location**

Drayton is a small idyllic village less than two miles west of Langport. Moor View is in the heart of the village and tucked away down in a secluded position, close to the ancient church, a short walk to the pub and with rambling countryside views from the garden.

The surrounding countryside is absolutely beautiful and is accessible with many footpaths and bridleways. It is also ideal for cycling with its small lanes and little traffic (see Somerset Cycle Route).

The nearby towns of Langport, Somerton, Street, Taunton, Wells and Sherborne offer a wide range of amenities and a good choice of country pubs and restaurants. Communications are excellent via the M5 motorway linking the north and south and the A303 to the east and west. Nearby Castle Cary provides a fast train link to London Paddington.

There is an excellent choice of state and independent schools including Huish Episcopi Academy, Millfield, Taunton School, and Sixth Form colleges at both Richard Huish, Taunton and Strode College in Street.

There are also many cultural and artistic societies and organizations, sporting facilities, several good golf courses and numerous clubs for a wide variety of sports within this very active and friendly part of Somerset.







### **Description**

Moor View is a delightful, detached period property, believed to date back to the 1700's and built of local stone under part tiled, part thatched roof, and which has been recently rethatched by the owners.

The property offers a wealth of character and has undergone a full renovation by the owners, from an overgrown, tumble down building to a charming character cottage with beautiful gardens and very useful studio. Careful consideration has gone into ensuring as many of the original features are retained, whilst modern services have been sympathetically added.

The ground floor to Moor View provides two points of access, either through the quirky original doorway into the sitting room, or a stable door at the far end into the kitchen breakfast room.

The kitchen has been well-appointed with a comprehensive range of cream fronted kitchen units, complemented by granite worktops and limestone flooring. A pleasant dual aspect provides plenty of natural light and wonderful views over the garden and far-reaching vista over the local countryside. Fitted appliances include a 7 ring Stoves range cooker, integrated dishwasher, washing machine and Belfast sink with mixer tap over.

Off to the side, a panel and latch door leads through to the ground floor cloakroom with wash basin and loo, whilst additional storage is found in the cupboard under the stairs.

Under floor heating runs throughout the whole of the ground floor.

The sitting room offers stunning flagstone flooring, exposed beams and masonry, and an original cast iron stove in the Inglenook. An outlook to the side over the garden is offered, along with a fitted window seat, whilst the dining room/snug is off to the other side and has a dual aspect to the south and east aspect, along with exposed beams and oak flooring.

### **First floor**

A carved hardwood staircase rises to the first floor, where there are three good bedrooms which all offer a wonderful nod to the past with a combination of exposed beams, joists and original elm and oak flooring.

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*Cont...*

Both of the two main bedrooms provide fitted storage, whilst the vaulted master bedroom offers generous amounts of space and has French doors which open out onto a lovely, south facing balcony, taking in the best of the views on offer.

All three bedrooms are serviced by a family bathroom, offering both a shower enclosure and panel bath, along with loo and wash basin.

### **Outbuildings**

The property benefits from a detached garage and studio room to the rear of the property.

Above the garage, there is a good size home studio, which is accessed by an internal staircase from within the garage and benefits from light, heating and power, as well as a window to the front aspect.

### **Outside**

At the side of the house there is a beautiful, south facing landscaped garden which is largely laid to lawn, with a good selection of mature plants. From the garden there are the most fantastic, far-reaching views over the local countryside to be enjoyed.

A pathway leads out through the rose arch and out onto Church Street, whilst a gravelled, gated driveway provides ample parking and access to the house, garage and studio.

### **Other points**

Freehold.

Not listed.

Somerset Council - Council Tax Band B

EPC rating D

Mains electricity, water and drainage all connected.

Oil fired central heating, with underfloor heating to the ground floor.

Guide price £565,000

### **Directions**

Post code TA10 0JY

What3words: hooks.divides.samplers



## Church Street, Drayton, Langport, TA10

Approximate Area = 1077 sq ft / 100 sq m

Limited Use Area(s) = 83 sq ft / 7.7 sq m

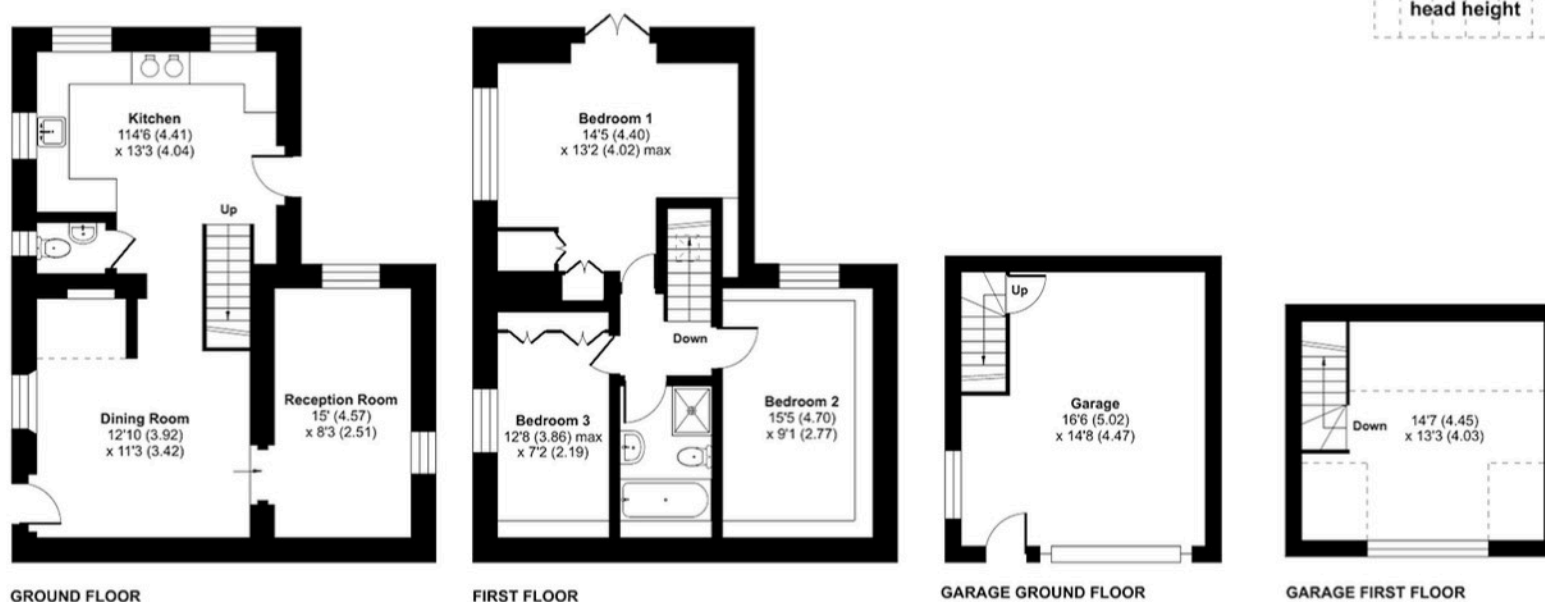
Garage = 352 sq ft / 32.7 sq m

Total = 1512 sq ft / 140.4 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1270119

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Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

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