

RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



CHURCH FARM HOUSE, CHURCH STREET, DRAYTON, LANGPORT, SOMERSET, TA11 0JY



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An absolutely delightful period house with a wealth of character, set within an idyllic setting in a popular tucked away village. Offering plenty of generous living space, a delightful garden, parking and a garage with a home office/studio.

Accommodation includes a hall, study, sitting room, dining room, ground floor shower room, large open plan Farmhouse kitchen/diner on the ground floor, with four good bedrooms and two further bathrooms on the first floor, including a master ensuite.

Outside there are pleasant, landscaped south-facing gardens and gravel driveway, as well as a connected storeroom and large garage with home office/studio over.

Guide Price £675,000

Location

Drayton is a small idyllic village less than two miles west of Langport. Church Farmhouse is in the heart of the village surrounded by other period properties, opposite the ancient church and a short walk to the pub. This part of the village is a conservation area, but Church Farmhouse is not Listed.

The surrounding countryside is very 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 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

Church Farmhouse is a delightful, period property, believed to date back to the 1700's, which has undergone a full and thorough refurbishment during the current ownership. Careful consideration has gone into ensuring as many of the original features are retained, whilst modern services have been sympathetically added. Built principally of local stone under a clay tiled roof.

The house has plenty of versatile living space with various rooms on the ground floor, all of which flow seamlessly well and offer heaps of original features, including flagstone flooring, stone walls, exposed beams and oak and pitch pine flooring.

The rooms towards the front of the property boast an enviable view onto the Grade 1 listed 15th century church, including the main study, whilst the master bedroom offers pleasant views to the rear over the garden and countryside beyond.

Also on the ground floor, the sitting room is home to a wonderful inglenook fireplace with herringbone brickwork and a fitted log burner, whilst plenty of natural light is provided by the box window to one side and a Ham Stone feature stained glass window opposite. An enclosed staircase provides access to the first floor, whilst the dining room leads off from the rear.

From the dining room, you are lead through to inner hallway, which provides plenty of fitted storage and access to the ground floor shower room and w/c, which has been very well appointed with marble surrounds, as well as through to the large, open plan kitchen/diner.

The kitchen is a wonderfully light and spacious room, offering a triple aspect and a vaulted ceiling with Conservation rooflights, ensuring as much natural light floods in as possible. The kitchen offers a great deal of luxury and practicality with a comprehensive range of light grey shaker style cabinetry, complemented by both granite and marble worktops, as well as limestone flooring with underfloor heating. Fitted appliances include a 7 ring Stoves range cooker, fridge & freezer, dishwasher, wine cooler, Belfast sink with filtered tap, as well as secondary stainless steel prep sink with mixer tap.

A composite stable door leads out to the side, whilst French doors from the kitchen open out onto a sunny garden terrace, ideal for al fresco dining and entertaining.





First floor

Upon the first floor, there are four good bedrooms and a family bathroom, along with plenty of exposed original and reclaimed features throughout.

The principal bedroom lies to the rear of the property is a very generous size, offering views over the rear garden and the local countryside beyond from a mullion window, as well an ensuite shower room with additional basin and loo.

The remaining bedrooms are all a good size, with the bedroom at the front of the building benefitting from an enviable view over the local church. All three bedrooms, (and principal bedroom), can be serviced by the family bathroom which comprises a panel bath, shower, basin with vanity unit and loo.

Outbuildings

The property benefits from a handy storage room or potential home office, which is well appointed and benefits from electricity and service's. Formerly being part of the old dairy, this room offer great versatility for a range of uses.

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, currently used as a gym. The room is access by an internal staircase from within the garage and benefits from light, heating and power, also two Velux windows to the front.

Outside

At the rear lies a beautiful, south facing landscaped garden, separated into distinct areas including areas of lawn, patio seating areas with permanent lighting & power and gravelled parking. Within the garden there are a variety of mature shrubs, plants and fruit trees and greenhouse, all enclosed by stone walling.

Other points

Freehold. Not listed.

Somerset Council - Council Tax Band C

EPC rating TBC

Mains electricity, water and drainage all connected.

Oil fired central heating, with underfloor heating to the Farmhouse kitchen.

Directions

Post code TA10 0JY

What3words: icons.healers.jetliner



Church Street, Drayton, Langport, TA10

Approximate Area = 1705 sq ft / 158.3 sq m

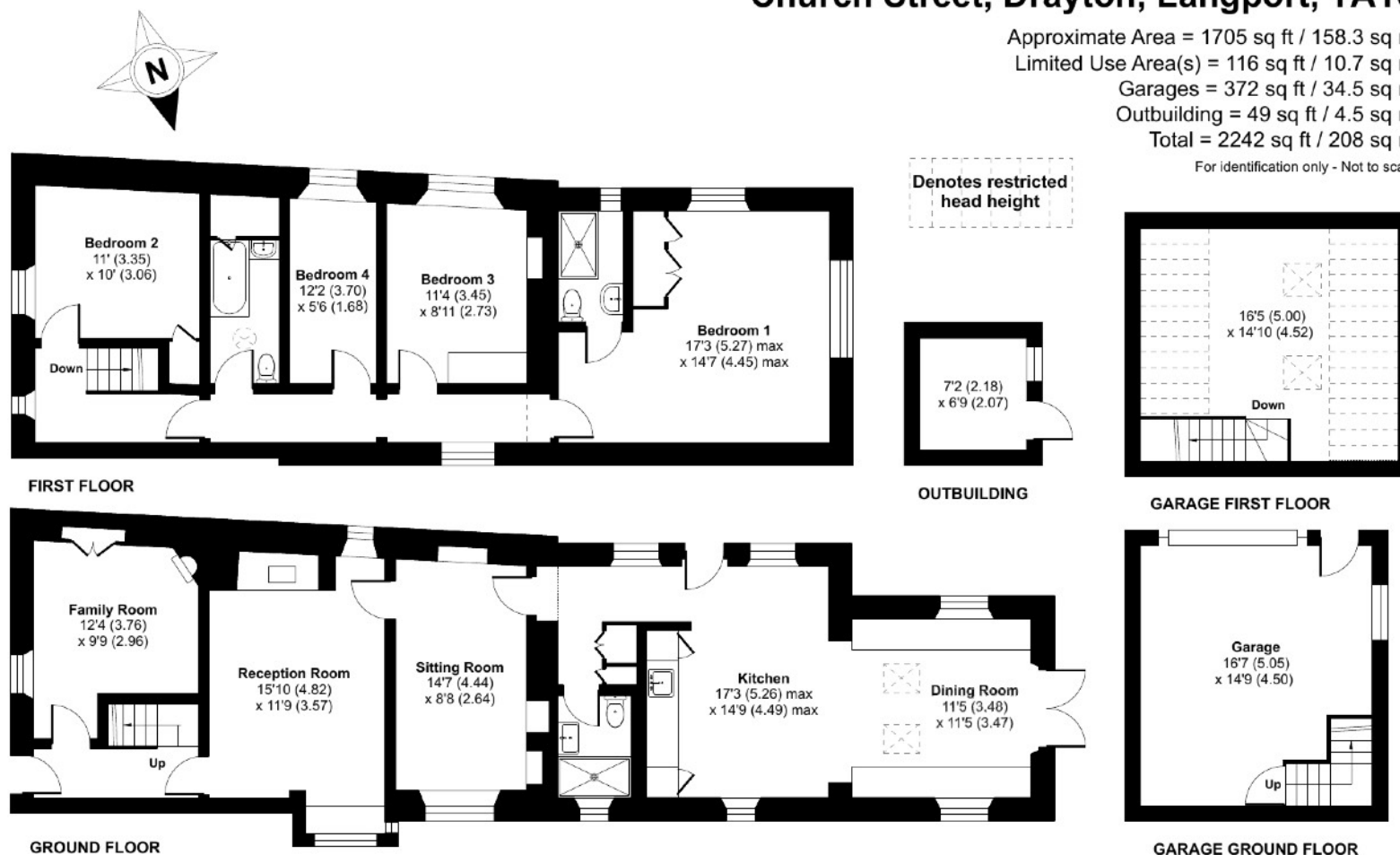
Limited Use Area(s) = 116 sq ft / 10.7 sq m

Garages = 372 sq ft / 34.5 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 2242 sq ft / 208 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). © nichecom 2025. Produced for Roderick Thomas Limited T/A Roderick Thomas Estate Agents and Chartered Surveyors. REF: 1270110

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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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