



Midelney Road, Drayton, Langport

Guide Price
£575,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A charming 3 bedroom, 2 reception detached cottage set in a very quiet location and boasting much character and charm together with lovely private gardens. Total plot extending to 0.22 acres.

**Midelney Road,
Drayton, Langport,
TA10 0LW**

- Character Detached Cottage
 - 0.22 acre in total
 - 3 Bedrooms 2 Bathrooms
- Private Gardens, Very Quiet Location
- Ground Floor Study/Bedroom & Mezzanine/3rd Bedroom Above.
- Potential For Parking For Several Cars
 - Sitting Room with Inglenook
 - Separate Dining Room
- Kitchen/Breakfast Room with Woodburner
- Further 0.62 acre & outbuilding available by separate negotiation (Lot B)

Viewing strictly by appointment through
Symonds & Sampson Yeovil Sales Office
on 01935 423526





Location, Location, Location! A delightful detached character cottage nestling in this idyllic very quiet location set in 0.22 acre plot. The accommodation comprises a sitting room with an Inglenook fireplace (working), window seat, exposed beams and timbers, a separate dining room again with exposed timbers, a kitchen/breakfast room with a fireplace and wood burner, a side porch, a utility room with boiler, a shower room, ground floor bedroom 3/study with a further mezzanine area/3rd occasional bedroom above, first-floor landing, two further bedrooms and family bathroom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Situation

This property is set in a delightful semi-rural location in a no-through lane, lying about 1/2 mile from the village of Drayton, which is a small pretty village, located away from busy traffic and yet within easy reach of good road links. For a small village, there appears to be a great sense of community with plenty of things going on, both in terms of clubs and societies at the village hall through to the annual fete, classic car meet and dog show. The main activities in Drayton are dog walking and cycling along the Parrett Trail. The village pub The Drayton Crown, has been recently refurbished and offers food, drink and B&B facilities. There is a very Arty community with a big network of artists and craftsmen. There is the Langport Vintage Market on the second Saturday of every month, plus plenty of specialist shops and several lively Cafés.

The village is less than a mile from the larger village of Curry Rivel which also has a good range of village facilities including a convenience store, the popular Firehouse country pub/restaurant, café, garage, primary school and

parish church which stands next to a picturesque village green.

The small historic town of Langport lies around 2 miles to the east and benefits from independent stores, a café, and a Tesco Supermarket as well as the convenience of a bank, doctors and dentist and veterinary surgery.

Services

Oil-fired central heating via radiators. Mains water, drainage and electricity.

Outside

To the front of the property is a cottage-style garden planted with an abundance of flowers, shrubs, and bushes together with a well (working). A pathway leads to the front entrance door together with a further path leading to the side garden. This garden enjoys a high degree of privacy and seclusion, mainly laid to lawn, deep flower/shrub cottage borders, plum tree and a walkway to the drive.

The gardens continue to the rear where there are

flower/shrub beds together with a lovely covered veranda with a brick and tiled floor with a pleasant outlook to a neighbours paddocks.

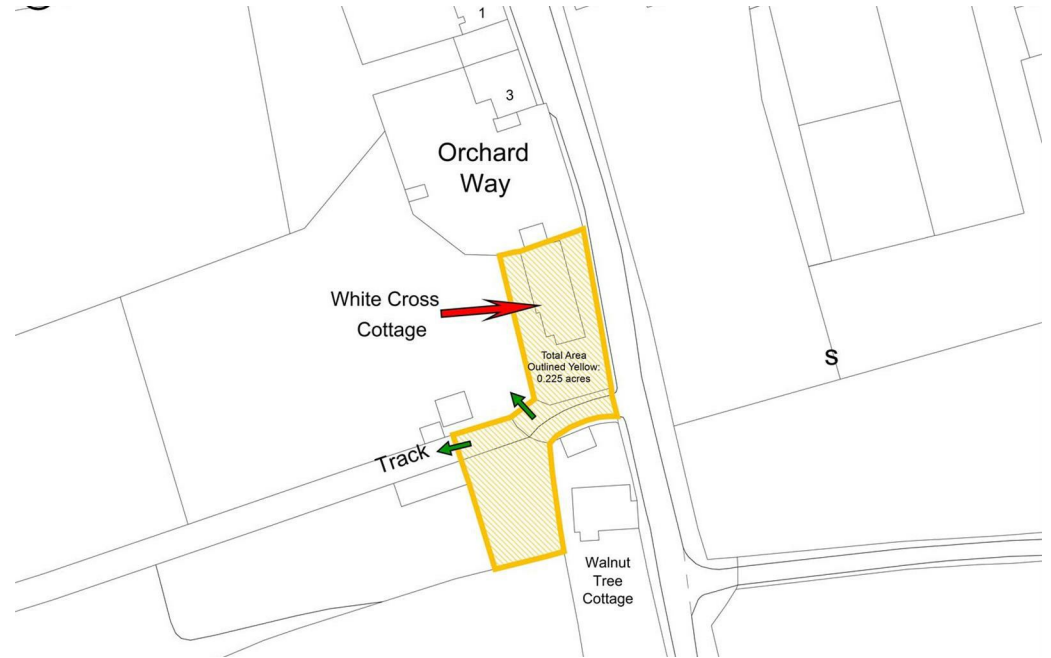
The driveway (to one side) leads through to a further garden which could be developed into a variety of uses/areas together with a parking area for at least two cars. Please note that there is a right of access over the drive for neighbours to access two paddocks. Please see the plan in this brochure. The green arrows denote the access.

We understand the owners may be willing to sell an additional piece of land and woodland including the detached timber outbuilding (known as Lot B denoted by the second promap) by separate negotiation should any buyer be interested.

Directions

From the centre of Drayton with the pub on your left proceed through the village taking the next turning left onto School Street. Continue out of the village at as the lane bends to the right take the exit left onto Midelney Road. The entrance to the property will be about 200 metres on your right.





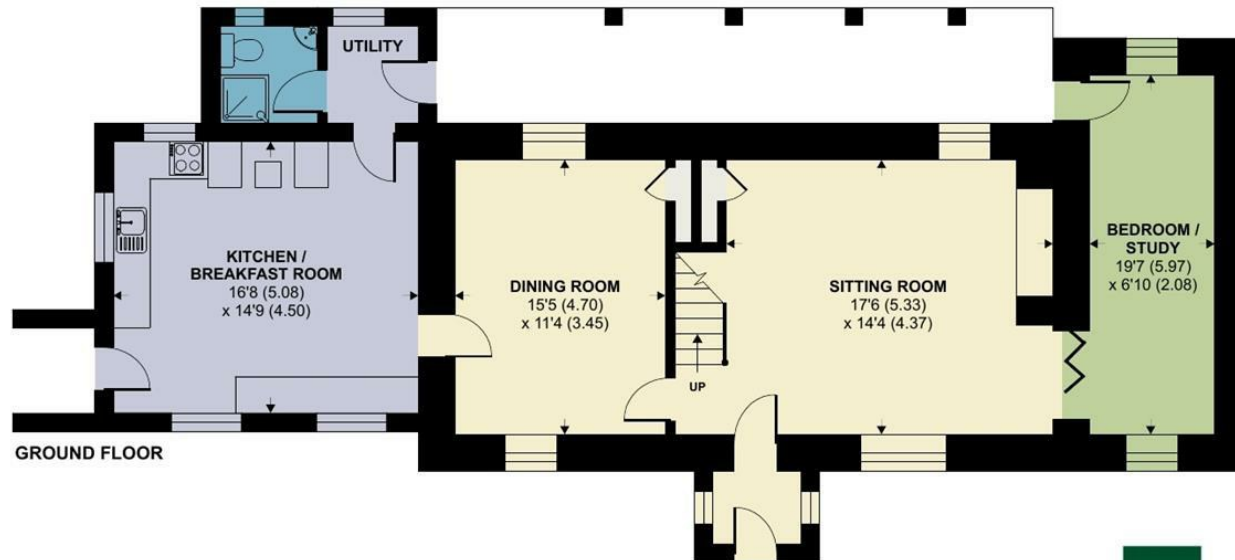
Midleney Road, Drayton, Langport

Approximate Area = 1558 sq ft / 144.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2023. Produced for Symonds & Sampson. REF: 1015752



01935 423526

Symonds & Sampson LLP
Symonds & Sampson 2 Court Ash, Yeovil, Somerset, BA20 1HG

yeovil@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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ESTABLISHED 1858

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