



# The Bothy

School Street, Drayton, Langport, Somerset



# The Bothy

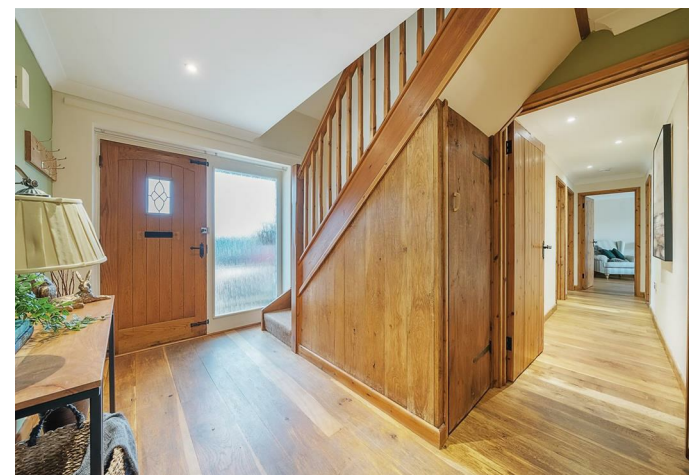
School Street  
Drayton  
Langport  
Somerset TA10 0LN



- Detached Quiet Village Home
  - Flexible Accommodation
- 5 Bedrooms (3 on the ground floor)
- 2 En Suites & Family Bathroom
- Sitting Room with Wood burner
- Fabulous Kitchen/Dining Room
  - Parking For Several Vehicles
    - Large Garden
    - Utility & Cloakroom

Offers in Excess Of £600,000  
Freehold

Yeovil Sales  
01935 423526  
[yeovil@symondsandsampson.co.uk](mailto:yeovil@symondsandsampson.co.uk)





## THE DWELLING

A well-presented detached home set on the edge of this very quiet, popular village. The accommodation comprises an entrance reception hall, sitting room with hamstone fireplace and wood burner, high ceiling, fabulous fitted kitchen with separate dining area, utility room, ground floor bedroom one with fitted wardrobes, en suite shower room and a separate dressing room, double bedroom 3, large family bathroom with bath and separate shower, double bedroom 4, first-floor landing, bedroom 2 with en suite shower room and double bedroom 5.

Other benefits include wooden floors to the ground floor, very good ceiling heights, and oil central heating via radiators together with further scope to erect garaging/car port, subject to the relevant planning permission.

## OUTSIDE

To the front of the property is a gravelled driveway providing ample parking, whilst to the rear is a good-sized lawned garden with a patio area.

## SITUATION

This lovely home lies about 1/4 mile from the centre of this small pretty village of Drayton, 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. Lanport town is about 2 1/2 miles away where there is the Langport Vintage Market on the second Saturday of every month, plus plenty of specialist shops, Tesco store, many individual and interesting shops and several lively Cafés. The Parrott Trail adjacent to the river provides lovely walks in all directions, particularly down to Muchelney Abbey.







## DIRECTIONS

What3words:  
euphoric.sooner.metals

## SERVICES

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

Broadband - Superfast broadband is available.  
Mobile signal/coverage - Available both indoors and

outside  
(Information from Ofcom <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

We understand that there will be some new semi-detached houses to be built to the rear of this house, with their own gardens adjoining the garden of The Bothy. We understand there are no bedroom windows overlooking the gardens of The Bothy except skylight/velux style windows. The planning reference at Somerset Council

Planning is: 21/03106/FUL

Council Tax Band: E

Flood Risk: Very low







# School Street, Drayton, Langport

Approximate Area = 1791 sq ft / 166.3 sq m

Limited Use Area(s) = 199 sq ft / 18.5 sq m

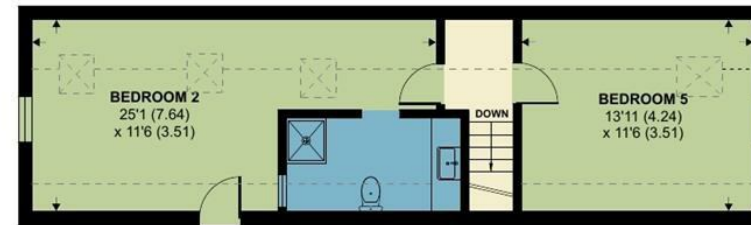
Total = 1990 sq ft / 184.8 sq m

For identification only - Not to scale

Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
100% energy efficient - lower running costs	Current Potential
A+	A
A	B
B	C
C	D
D	E
E	F
F	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1058938



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01935 423526

yeovil@symondssandsampson.co.uk  
Symonds & Sampson LLP  
2, Court Ash,  
Yeovil, Somerset BA20 1HG



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