



£375,000

At a glance...



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**holland
& odam**

Goldstone Cottage
Old Stream Farm
School Street
Drayton
Langport
Somerset
TA10 0LN

TO VIEW

Market Place, Somerton
Somerset, TA11 7NB

01458 785100

somerton@hollandandodam.co.uk



Directions

From Holland & Odam in Market Place, Somerton, head west towards Langport. Continue through Huish Episcopi and Langport following signs for Curry Rivel and Drayton. Turn left onto North Street and continue into Drayton. At the T-junction, turn right onto Church Street, then left onto School Street. Continue along School Street before turning left into Old Stream Farm, where Goldstone Cottage can be found on the left-hand side.

Services

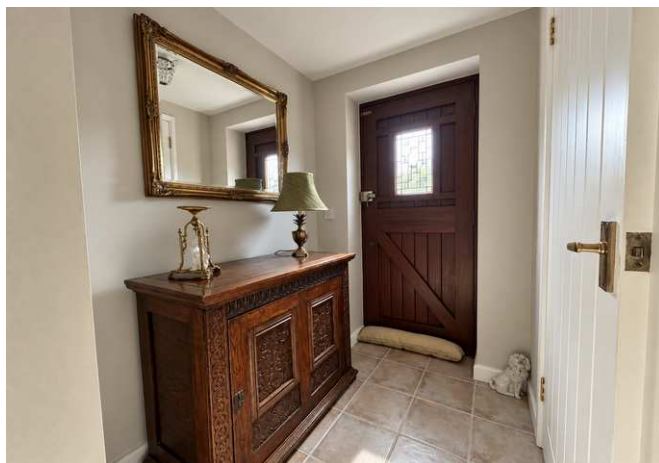
Mains electricity, water and drainage are connected. Oil central heating system.

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold



Location

Drayton is an attractive Somerset village, approximately two miles from Langport and surrounded by the picturesque Somerset Levels. The village offers a strong sense of community, with a village hall, church and popular pub, while nearby Langport and Curry Rivel provide a good range of everyday amenities and schooling. Well positioned for access to Somerton, Street, Yeovil and Taunton, Drayton combines a peaceful rural setting with convenient connections to surrounding towns.

Insight

Goldstone Cottage is a beautifully presented natural stone barn conversion, tucked away within an attractive development in the village of Drayton. Converted circa 2000, this end of terrace home offers well proportioned accommodation, an enclosed garden, parking and a garage.

The entrance hall provides access to the ground floor rooms, a convenient WC and stairs to the first floor. The spacious living room enjoys a front facing window and patio doors opening into the garden room, with an electric fireplace providing a focal point. The kitchen is fitted with light wall and base units beneath white composite worktops and includes built in appliances. It also opens into the garden room, a lovely space for dining or relaxing while overlooking the rear garden.

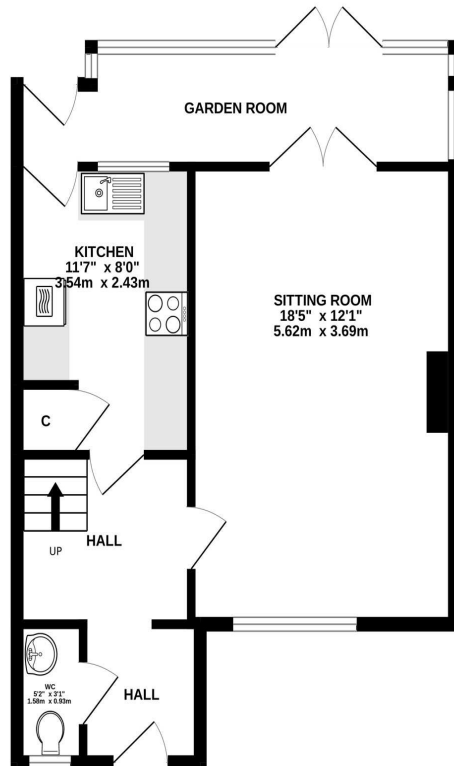
Upstairs are three good sized bedrooms, served by a shower room with a white suite comprising a WC, basin and large walk-in shower.

Outside, a lavender lined path leads to the front door through a shingle garden enclosed by a natural stone wall. The boundary continues around the side and rear, with post and rail fencing and access gates. The oil tank is positioned to the side of the property. To the rear, a generous patio provides space for outdoor dining and entertaining, beyond which lies a lawned garden with a path leading to a summerhouse.

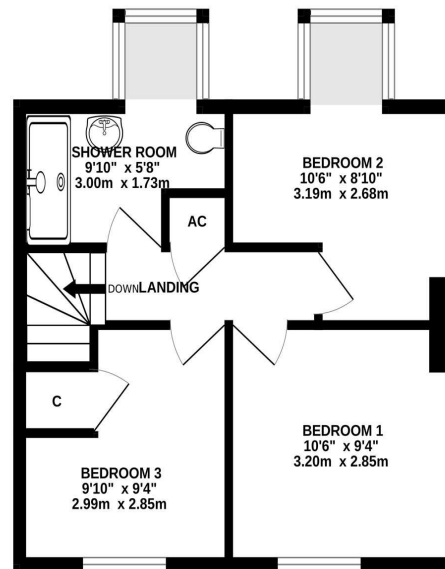
- Beautifully presented natural stone barn conversion, converted circa 2000
- Tucked away within an attractive development in Drayton
- Spacious living room with electric fireplace and access to the garden room
- Well-equipped kitchen with white composite worktops and built-in appliances
- Versatile garden room, ideal for dining or relaxing
- Three good-sized bedrooms and modern shower room
- Attractive enclosed garden with generous patio, lawn and summerhouse
- Pretty lavender-lined approach with natural stone walling
- Parking space and garage situated to the side



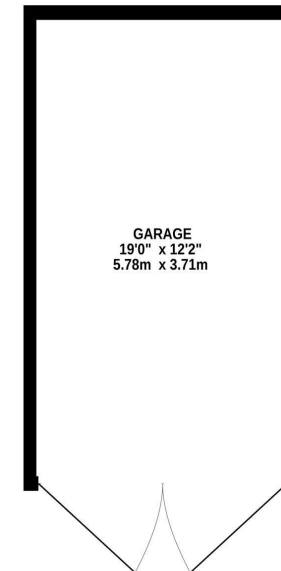
GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



GARAGE
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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