

Symonds  
& Sampson

# Moor View

Church Street, Drayton, Langport, Somerset

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Church Street

Drayton

Langport

Somerset TA10 0JY

A beautiful and sympathetically renovated period cottage in a private and "tucked away" position in an idyllic south somerset village, with cottage gardens and useful studio space.

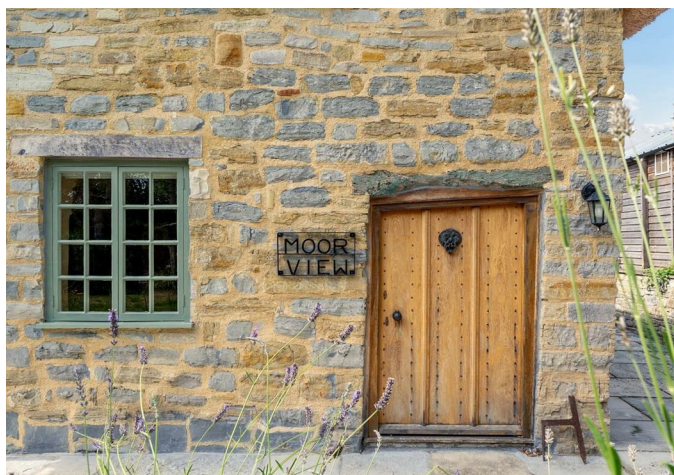


- Beautiful detached cottage in conservation area
  - Sympathetically extended and renovated
  - "Tucked away" position with private gardens
- Superb detached garage with studio / home office
  - Offered for sale with no onward chain

Guide Price £550,000

Freehold

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## THE PROPERTY

Believed to originate from the 1700s, this charming “chocolate box” cottage is tucked away in a private spot near the heart of the village. Thoughtfully extended and fully renovated by the current owners, it retains its original character while offering the comfort and convenience of modern living. The property has been rewired, and the part-thatched roof has had its thatch replaced, ensuring it is both beautiful and well maintained. With no onward chain, its secluded setting and manageable size make it an ideal “lock up and leave” retreat or a low-maintenance, character-filled home for those downsizing who wish to remain detached and enjoy their privacy.

## ACCOMMODATION

The property's layout, with two separate entrances, offers great flexibility in how the space is used. Arriving via the more historic footpath, you're welcomed by the original, characterful front door, while day-to-day access is likely through the stable door from the driveway.

The dual-aspect kitchen/breakfast room blends charm with modern practicality, featuring cream shaker-style fitted units with drawers, basket storage, cupboards, and corner carousels. Granite worktops incorporate a traditional ceramic butler sink, complemented by timeless cream metro tiling. Included in the sale are an LPG gas cooker with extractor hood, along with an integrated dishwasher, washing machine, and wine cooler. There's also space for a fridge-freezer. Natural touches such as travertine flooring and reclaimed timber windowsills enhance the cottage's character, and a convenient downstairs cloakroom is tucked into one corner.

From the kitchen, the space flows into two reception rooms, adaptable for use as a cosy sitting room and an additional dining or family room. The original front room boasts a stunning inglenook fireplace with its original stove (not currently in use), flagstone floors, an inviting window seat, and exposed beams. The second reception room benefits from dual-aspect windows for plenty of natural light, along with elegant oak flooring.

A carved hardwood staircase rises from the kitchen to a bright landing, lit naturally via a Velux window. Much of the first floor showcases beautiful original elm and oak floorboards. The three generously sized bedrooms each have their own character and enjoy pleasant views over the garden and surrounding village. The master bedroom is a standout, with a vaulted ceiling and Juliette balcony creating an airy, light-filled space. The family bathroom is fitted with a white Heritage suite, offering both a separate bath and shower cubicle, enhanced by clever use of a solar tunnel for natural light.





## OUTSIDE

The property enjoys two separate access points, both for vehicles and on foot. From the village road, the property benefits from a right of way across a shared driveway before passing through a five-bar gate into the property's own private driveway and parking area. In addition, a historic footpath (owned by this property on a 1,000-year and 500-year leases respectively) offers a charming alternative route on foot to the village centre, though the main driveway will likely be the primary day-to-day entrance.

The gardens are predominantly level and laid to lawn, framed by traditional cottage-style borders bursting with colourful perennials. Mature hedgerows, trees, and shrubs provide a sense of privacy, while keen gardeners will appreciate the greenhouse tucked into one corner.

To the side of the house, a stone-paved patio forms a pleasant, secluded seating area.

The detached garage offers more than meets the eye, with a generous ground floor space suitable for undercover parking or storage, and a staircase leading to a first-floor studio or home office. Both levels benefit from wall-mounted electric radiators, making the space perfect for working from home or indulging in hobbies year-round.

## SITUATION

Drayton 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 village pub is very popular and offers food, drink and B&B facilities. The village is less than a mile from the larger village of Curry Rivel which also has a good range of village facilities including 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, cafés, and a Tesco Supermarket as well as the convenience of a bank, doctors and dentist and veterinary surgery.

Alternatively, the pretty market town of Ilminster lies approximately 15 minutes' drive to the south, and the county town of Taunton with its excellent motorway links and train station is around 25 minutes' drive to the west.



## DIRECTIONS

What3words/////trickled.frocks.swarm

## SERVICES

Mains electricity, mains water, and drainage are connected. Oil fired central heating via external boiler, including underfloor heating on the ground floor.

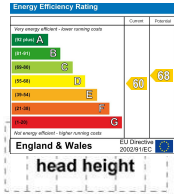
Superfast broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details.

## MATERIAL INFORMATION

Somerset Council Tax Band B

The property is located in the village's designated Conservation Area, however it is NOT a listed building.





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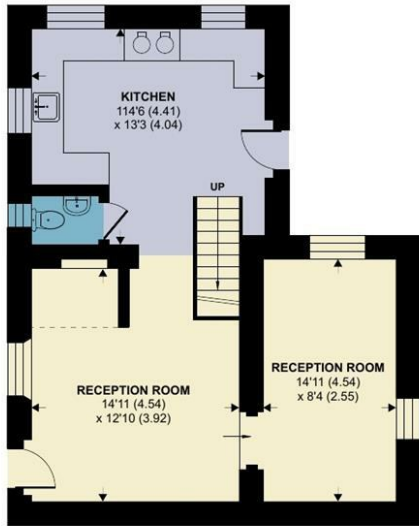
Approximate Area = 1027 sq ft / 95.4 sq m

Limited Use Area(s) = 133 sq ft / 12.4 sq m

Garage = 401 sq ft / 37.2 sq m

Total = 1561 sq ft / 145 sq m

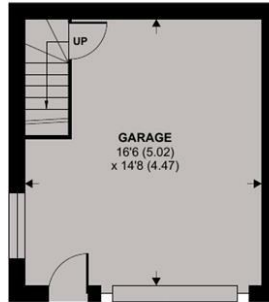
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GROUND FLOOR



FIRST FLOOR



GARAGE - GROUND FLOOR



GARAGE - FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1328503

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