



Old Church Farm House  
School Street, Drayton, TA10 0LH

George James PROPERTIES  
EST. 2014

# Old Church Farm House

School Street, Drayton, TA10 0LH

Guide Price - £1,100,000

Tenure – Freehold

Local Authority – South Somerset District Council

## Summary

Old Church House was built by the current owners in 1988, occupying a superb garden plot Gardens of approximately 0.8 acres. The house has been well designed with spacious accommodation that flows beautifully offering comfortable living and entertaining space. There is a large well proportioned sitting room with fireplace, dining room and study that could, if needed be used as a ground floor bedroom with en-suite shower room. There is also a comfortable family room opening to the kitchen/breakfast room. A later addition to the house is the magnificent oak framed garden room that connects the main living areas with a commanding outlook over the grounds. There are two substantial stone outbuildings, one is currently a large double garage and store and the other was until recently used as a home work area/business. Both buildings offer excellent scope for home working, in the past permission has been given for business use. Alternatively these buildings would be ideal for hobbies, storage of classic vehicles or would suit conversion to accommodation as an annexe or holiday lets.

## Amenities

Drayton is designated as a conservation area with a fine parish church and public house, The Drayton Arms. The village is mainly made up of period cottages and houses. The nearby village of Curry Rivel is approximately one mile away and offers a good range of village amenities with General Store, Post Office, Petrol Station and Sandpits Heating Centre. There is also the very popular Firehouse village pub and restaurant. The larger nearby town of Langport offers an excellent range of everyday amenities including a selection of shops, Tesco's supermarket, churches, doctors and dentists surgeries. Langport also benefits from a Library, public houses and restaurants. There are also schools for all ages including the well known Huish Episcopi Academy and Sixth Form. There are railway stations located in Taunton, Castle Cary and Yeovil. The property is also well served with road links with the A303 and M5 motorway situated within easy reach.

## Services

Mains water, drainage and electricity are all connected. Oil fired central heating to radiators. Council tax band G.



## what3words

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### Reception Hall 15' 0" x 11' 2" (4.56m x 3.41m)

Double entrance doors lead to an entrance porch with door to the reception hall. Stairs to the first floor, oak flooring and radiator.

### Sitting Room 18' 11" x 18' 4" (5.76m x 5.58m)

With window and patio doors leading to the garden. Large hamstone fireplace with cast iron stove. Oak flooring and three radiators.

### Study/Bedroom 5 12' 10" x 10' 8" (3.92m x 3.25m)

With window, two radiators, oak flooring and built in storage cupboard.

### En-Suite Shower Room

Bathroom suite comprising low level WC, bidet, vanity wash hand basin and shower cubicle with mains shower. Heated ladder towel rail.

### Dining Room 14' 7" x 11' 9" (4.45m x 3.58m)

Double doors lead from the reception hall and sitting room to the dining room with oak floor and two radiators. Opening to the garden room.

### Garden Room 25' 7" x 12' 2" (7.81m x 3.71m)

This bright, modern oak framed room is a stunning addition to the property with commanding views over the garden. The room has a South facing aspect and is flooded with natural light from the large lantern roof window. Tiled flooring and two radiators.

### Family Room 14' 8" x 10' 11" (4.48m x 3.34m)

With window to the side, oak flooring, radiator and corner fireplace housing cast iron stove.

### Kitchen 14' 9" x 11' 7" (4.49m x 3.54m)

With window to the side, range of fitted base and wall mounted units with granite work surfaces over. Double bowl sink unit with mixer tap, fridge freezer, two built in ovens and 1000mm induction hob with extractor hood. Built in dresser and breakfast table. Radiator.

### Utility Room 9' 9" x 5' 6" (2.98m x 1.67m)

With door to the garden, space for washing machine, tumble dryer and freezer. Recess housing oil fired boiler. Built in storage cupboard.

### Landing

With window to the front, radiator and access to the attic.

### Bedroom 1 14' 8" x 14' 0" (4.46m x 4.27m)

With window overlooking the garden and two radiators.

### Dressing Room 8' 11" x 5' 3" (2.72m x 1.60m)

With window, hanging rails, shelving and radiator.



**En-Suite Bathroom** 8' 8" x 7' 10" (2.65m x 2.40m)

With window, bathroom suite comprising low level WC, vanity unit with twin wash hand basins, panelled bath with shower attachment. Radiator.

**Bedroom 2** 18' 3" x 10' 0" (5.55m x 3.06m)

With window overlooking the garden, radiator and built in wardrobe.

**Bedroom 3** 14' 11" x 12' 3" (4.54m x 3.74m)

With window, radiator, built in wardrobes and wash hand basin.

**Bedroom 4** 12' 3" x 8' 6" (3.74m x 2.60m)

With window, radiator and built in wardrobe.

**Family Shower Room** 9' 3" x 6' 7" (2.83m x 2.01m)

With window, bathroom suite comprising low level WC, bidet, vanity wash hand basin and shower cubicle with electric shower. Radiator.

**Outside**

The property is approached via a long gravel driveway leading to a parking and turning area with access to both outbuildings. From the garden room there is a South West facing patio area, steps lead to large lawned gardens with mature trees and shrubs. A hedge separates a further lawned area with vegetable garden and fruit trees, the mature gardens are a great haven for nature.

**Garage/Outbuilding** 31' 7" x 18' 1" (9.63m x 5.52m)

Natural stone elevations under a pitched tiled roof with two up and over garage doors, window to the front and pedestrian door to the side. This building has strengthened ceiling joists and would be suitable for conversion to accommodation.

**Studio/Home Working** 39' 6" x 14' 7" (12.05m x 4.45m)

Natural stone elevations under a pitched tiled roof. This substantial building is insulated and suitable for a number of uses including workshop, gym or hobbies studio. There is also excellent scope for home working, in the past permission has been given for business use.







TOTAL FLOOR AREA: 251.5 sq.m. approx.  
While every attempt has been made to ensure the accuracy of the floorplans 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 a guide for 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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