



Christmas Tree Barn
Law Lane, Drayton, TA10 0LS

George James PROPERTIES
EST. 2014

Christmas Tree Barn

Law Lane, Drayton, TA10 0LS

Guide Price - £675,000

Tenure – Freehold

Local Authority – Somerset Council

Summary

Christmas Tree Barn is a delightful stone-built barn conversion offering spacious and flexible accommodation, beautifully landscaped garden and excellent potential for further enhancement. Converted approximately 26 years ago from a period barn, the property retains a wealth of character features including exposed beams and stonework throughout. The accommodation begins with a welcoming entrance hall with mezzanine, leading to a generous living room, large kitchen with dining space, utility room, downstairs WC and a stunning dining room overlooking the rear garden. The ground floor also provides three bedrooms, including a master bedroom with en-suite facilities, together with a family bathroom. One bedroom is currently used as a study. A particular feature of the property is the extensive first-floor space, currently comprising a large bedroom, study, substantial landing area and a large airing cupboard with potential for an en-suite in the master bedroom. These rooms are presently used for storage but offer exciting possibilities for buyers seeking additional accommodation. Outside, the property benefits from secure gated parking alongside additional parking to the front. The beautifully maintained rear garden features a patio, lawn, established flower beds, a substantial 20x10 shed and a versatile summerhouse/studio with power and lighting. The sellers have already secured their onward purchase, which is the end of the chain, and early viewing is strongly recommended.

Services

Mains electricity, water and drainage connected. Heating via oil with the tank in the store and radiators to all rooms. Council Tax Band E.



Amenities

Drayton is one of the area's most desirable and sought-after villages, renowned for its strong sense of community and vibrant village life. Designated as a conservation area, it boasts a fine parish church, the popular Drayton Arms public house, and a variety of events and activities throughout the year catering for all age groups. The village is predominantly made up of attractive period cottages and houses. The nearby village of Curry Rivel, approximately one mile away, offers a good range of amenities including a General Store, Post Office, Petrol Station, together with the highly regarded Firehouse pub and restaurant. The larger town of Langport provides an excellent selection of everyday amenities including shops, a Tesco supermarket, churches, doctors' and dentists' surgeries, a library, public houses and restaurants. There are schools for all ages, including the well-regarded Huish Episcopi Academy and Sixth Form. Railway stations can be found at Taunton, Castle Cary and Yeovil, while the A303 and M5 motorway are both within easy reach, providing excellent road links.

What3words

///deeds.barbarian.revision

Entrance Hall

With window and door leading to bright, welcoming entrance hall, radiator, stairs to first floor mezzanine landing.

Living Room 16' 4" x 15' 5" (4.97m x 4.71m)

With windows to front and shuttered window to side, two radiators, feature brick fireplace with wood burning stove.

Kitchen/Breakfast Room 19' 2" x 15' 6" (5.84m x 4.73m)

With windows to front, matching wall and base units, double Belfast sink, integrated dishwasher, double oven & microwave, integrated fridge/freezer, stunning Ever-hot Range (available by separate negotiation).

Dining Room 15' 5" x 13' 0" (4.70m x 3.95m)

The most stunning dining room, with wrap around windows with views over the rear garden, radiator, French Doors to garden.

Utility Room

A combination of several rooms including utility, store and WC, with low level WC, sink, radiator. The utility has 1.5 stainless steel sink with drainage, space for washing machine and fridge/freezer. The store holds the oil tank with space for tumble dryer, fridge/freezer, and double doors to the garden.

Bedroom 1 14' 7" x 14' 7" (4.45m x 4.44m)

With shuttered window to front, radiator, range of modern fitted wardrobes and drawers.



Ensuite Shower Room

With shuttered frosted window to side, radiator, low level WC, bidet, sink, double length walk-in shower.

Bedroom 2 12' 1" x 11' 11" (3.69m x 3.62m)

With shuttered window to front, radiator.

Bedroom 3 12' 5" x 9' 6" (3.78m x 2.89m)

Currently set up as a study. With window to rear, radiator.

Family Bathroom

With radiator, shower, bath with telephone shower tap, low level WC, sink.

First Floor

The first floor offers exceptional potential to further enhance and extend the living accommodation, subject to any necessary consents. Currently, much of this level is utilised for storage and comprises a generous bedroom featuring a side-facing window, skylight, radiator and airing cupboard, which presents an ideal opportunity to create an en-suite shower room. A spacious landing area is presently arranged as a study, while an additional room could serve as a more traditional home office or study space. Owing to the property's unique layout, the barn also benefits from extensive wrap-around eaves storage, providing excellent practical storage solutions.

Garden

To the front of the property is a shared gravelled parking area, with designated parking spaces allocated to Christmas Tree Barn. The beautifully landscaped rear garden is predominantly laid to patio and lawn, creating an attractive and versatile outdoor space. A substantial summerhouse, complete with power and lighting, provides excellent potential for a home office, studio or entertaining space. Additional features include a wood store, a generous 20ft x 10ft shed, attractive flower and shrub borders, and external power sockets. A pedestrian gate leads to a private driveway, which benefits from secure covered parking beneath a carport.

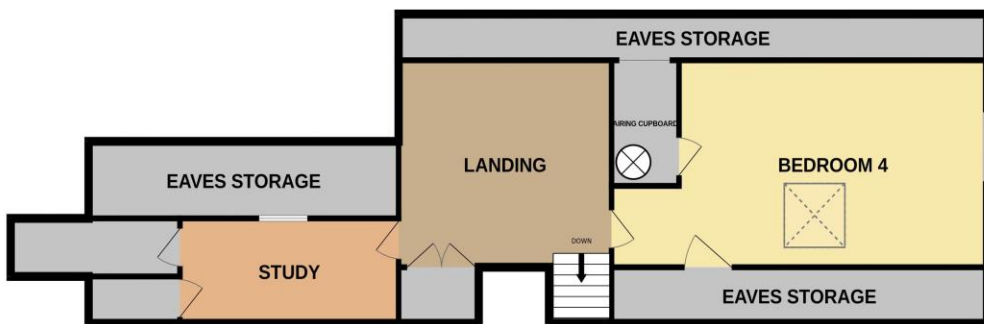




GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026



1 Brandon House, West Street, Somerton, TA11 7PS

Tel: 01458 274153

email: somerton@georgejames.properties

www.georgejames.properties



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.