

STAGS

Barn End Hill Acre Farm, Wiveliscombe, TA4 2TP

A refurbished, one bedroom Dutch barn conversion. This property is situated in a rural location and available to let on a long-term basis.

Wiveliscombe 1.5 miles Wellington 6 miles Taunton 6.5 miles

• Dutch Barn Conversion • One Double Bedroom • Fitted kitchen • Dining Area • Living Room with Beamed Ceiling • Deposit £778 • Council Tax Band A • Long Term • Available Immediately • Water and Drainage included within rent

£675 Per Calendar Month

01823 662234 | rentals.somerset@stags.co.uk

ACCOMODATION TO INCLUDE
Entrance door leads into the interior hallway

HALLWAY 7'10" x 4'0"
Entrance hallway has tiled flooring, radiator, double electric socket, storage cupboards and coat hooks

KITCHEN / DINING AREA 9'5" x.295'3"
This spacious area has fitted kitchen units and worktop, stainless steel sink and drainer, LPG powered cooker, boiler, velux style window, double window and radiator. There is space for appliances. The dining area has vinyl flooring and beamed ceiling,

LIVING ROOM 14'3" x 10'7"
The living room has a newly fitted carpet, beamed ceiling, radiator, double window, power points, thermostat control and wall lights.

BEDROOM 10'0" x 8'3"
The bedroom is double in size, has a new carpet fitted, radiator. Window plus Velux style window,

SHOWER ROOM 6'10" x 6'4"
Comprises of a double shower unit, WC, basin, towel rail, mirror, small shelf and tiled flooring,

OUTSIDE
There is a large courtyard gated area, plus parking spaces for 2 vehicles.

STORAGE AREA
Large undercover area that can be used for storage, elec points, open sided.

SITUATION
This is a converted Dutch barn style accommodation and is set on a farm location just outside Wiveliscombe.

SERVICES
Fuse electric
LPG Gas bottles
Water - Spring
Drainage - Private Klargester
Broadband - Standard and Ultrafast
Mobile - EE - poor to zero coverage, 02 - Good Outdoor, Three and Vodaphone -Variable Outdoors
Council Tax Band A

DIRECTIONS
Leave Stags in Wellington and head out of Wellington towards Milverton. Continue towards Milverton, then follow signs for Wiveliscombe / B3227.
Take the B3227 towards Wiveliscombe.
Look for the turning right into Croford. (just beyond a layby on the right) Follow the small country lane into Croford. Take the 2nd turning on the right into the farm grounds. Barn end is at the bottom of the driveway on the lefthand side

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £675 pcm exclusive of all charges. DEPOSIT: £778 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.
Pets may be considered at this property subject to a vetting application.

HOLDING DEPOSIT
This is to reserve a property and set off against the first month's rent and deposit.
The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

TENANT PROTECTION
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHTS ACT
The first phase of the Renters Rights Act was implemented on the 1st May 2026.
The legislation introduced many reforms affecting how tenancies are conducted.
This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at Stags.co.uk.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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