



Church Barn Tolland, Lydeard St. Lawrence, Taunton,
Somerset TA4 3PR

A well presented three bedroom, detached
property with beautiful views.

Approximate distance to Taunton Town Centre 10 miles - Minehead 13
miles

• Garden • Double Garage • Stables & 2 Acre (approx.) Paddock • Available
May 2026 • Tenant Fees Apply • 12 Months Plus • Deposit: £2423 • Council
Tax Band: E

£1,995 Per Calendar Month

01823 447355 | rentals.somerset@stags.co.uk

ACCOMMODATION TO INCLUDE

Front door leading into;

ENTRANCE HALL

Large entrance hall, perfect for storing boots and coats. Doors to;

KITCHEN/ DINER

Large kitchen with modern fitted units and work surfaces, with space for dishwasher and fridge freezer. Ample room for a large dining room table and chairs and beautiful floor to ceiling French patio doors leading out to the garden.

UTILITY ROOM

Convenient room with space for washing machine.

MASTER BEDROOM

Light and airy master bedroom located downstairs, carpeted and has a built in wardrobe.

EN-SUITE

En-suite shower room, consisting of; shower cubicle, wash hand basin and WC.

STAIRS & LANDING

Carpeted stairs and landing with doors to;

LIVING ROOM

An amazing room to enjoy the views this beautiful property offers. With ample space for a large sofa and chairs.

BEDROOM 2

Double bedroom, carpet and radiator.

BEDROOM 3

Double bedroom with carpet, radiator and built in storage.

BATHROOM

Modern bathroom suite, comprising of bath, WC, shower cubicle and wash hand basin.

OUTSIDE

The property is approached by a lovely driveway with ample parking, double garage and garden areas with mature shrubs, plants and trees. In addition there are two stables with automatic drinkers, one lockable tack room with window bars, one open area with water supply and sink and a hardstanding area with a paddock of approximately 2 acres.

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank. The tenant will be responsible for the cost of emptying during the tenancy and at the end of the tenancy.

Water- Mains connected

Heating - Oil fired central heating

Ofcom predicted broadband services - Standard: Download 3 Mbps, Upload 0.5 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - Limited on EE and Three.

External - EE and Three.

Local Authority: Council tax band E

SITUATION

Church Barn is set in the small, peaceful hamlet of Tolland, Somerset, right in the heart of the Quantock Hills, an Area of Outstanding Natural Beauty known for its rolling countryside and excellent walking. The setting feels properly rural and quiet, yet it's not isolated, with nearby villages such as Crowcombe and Stogumber offering pubs and day-to-day essentials. For a wider range of shops, restaurants and transport links, Taunton is within easy reach. The surrounding area is ideal for getting outdoors, with plenty of footpaths, as well as places to visit including Fyne Court, the West Somerset Railway, and the coast at Watchet. It's a great spot if you're looking for countryside living without being too out of.

DIRECTIONS

From the centre of Taunton, proceed in a north-westerly direction, following signs towards the Quantock Hills. Take the A358 out of town and continue through the surrounding countryside, passing through a number of small villages. After several miles, turn towards Crowcombe, and continue on the country lanes heading for Tolland, Somerset. Go through the village and the property will be found on your right hand side.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and is available end April 2026 RENT: £1995 per calendar month exclusive of all charges. DEPOSIT: £2301 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.

There is a Chicken farm adjacent to the property.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. 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. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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

It has been confirmed that phase one of the Bill will be implemented on 1st May 2026. This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk, or by copying and pasting the link below into your browser: https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_Renters_Rights_Roadmap.pdf



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.



5 Hammet Street, Taunton, TA1 1RZ
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
192 (91-101)	A		
131 (61-121)	B		
100 (40)	C		
155 (68)	D		
139 (54)	E	51	
121 (38)	F		
81 (29)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	