



Incorporating



BEACON LEE & WARD  
RESIDENTIAL LETTINGS

Beardley Farm , Kittisford, Wellington, TA21 0RZ

A character 3 bedroom, unfurnished barn conversion offering well-presented accommodation and enjoying rural views.

Wellington 5.3 miles | Taunton 12 miles

- Underfloor heating (Ground source heat pump)
- Sitting Room with woodburner
- Rural location
- Deposit £1730
- Council tax band E
- 12 months plus
- Allocated garden
- One small pet considered
- Available immediately
- Tenant fees apply

£1,450 Per Calendar Month

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## ACCOMMODATION

The accommodation comprises, from front, door opening into an entrance hallway with stairs rising to the first floor and a useful understairs cloakroom. The spacious sitting room features two beautifully arched French doors, which flood the room with natural light and add an elegant touch, complemented by a wood-burning stove. The kitchen/dining room also enjoys twin arched French doors leading outside. The kitchen is fitted with a range of matching wall and base units with work surfaces over, incorporating a sink unit, integrated dishwasher, fridge/freezer and double oven.

The first floor boasts attractive vaulted ceilings with exposed beams and wood panel doors throughout. From the landing, access is provided to the principal bedroom, which benefits from a built-in wardrobe, front aspect window and en-suite shower room. Bedroom two (with double bed frame) also features built-in wardrobes and a front aspect window, while bedroom three enjoys a similar outlook. The family bathroom completes the accommodation on this floor and comprises a WC, wash hand basin and bath.

## OUTSIDE

To the front of the property, there is a spacious driveway shared with two neighbours, providing one parking space and a patio area directly adjoining the house. The private, detached garden is located a short distance from the property and is enclosed by mature hedging. It is mainly laid to lawn and enjoys stunning views of the surrounding countryside.

## SERVICES

Mains electric and water.

Private drainage.

Mobile coverage is good outdoor (Ofcom). Broadband availability is standard (Ofcom).

There is a £50 per month which covers annual cleaning and maintenance of private drainage as well as the electric for drive lighting.

## DIRECTIONS

From the Wellington office proceed in a northerly direction out onto the Milverton Road, passing through Tonedale on the B3167. As the road rises turn next left sign posted Runnington. Continue on this road for approx ¾ mile passing the fruit farm and turning to Runnington village. Continue over the triangle on the western edge of the village of Langford Budville and proceed up the hill to Langford common. At the next junction continue straight across. Proceed on this road for approximately 1.5 miles passing through Wellisford and over the river Tone. On reaching a T junction turn right down Cockland Hill signposted to Stawley, again crossing the river Tone. Proceed for a further 1 mile, turning right at the next junction, down the hill and after 0.5 mile the entrance can be found on the left hand side. If you are following a Sat Nav to TA21 0RZ you will reach Kittisford Barton and 'The Cottage Beyond'. Continue past in the direction of Bathealton and take the next right hand turn where the property can be found after a short while on your left hand side

## SITUATION

The Shippen is positioned in a fine rural location in the small

hamlet of Kittisford. The village of Appley lies two miles to the south which has a primary school, the Globe Inn Public House, village shop and post office.

The town of Wellington is within seven miles and offers an extended range of shops, supermarkets and schools up to A Level age and on the outskirts of the town is access to the M5 motorway at Junction 26. The County Town of Taunton is approximately twelve miles to the east with rail services to London Paddington.

## LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available immediately. RENT: £1500 pcm exclusive of all charges. One small pet considered. DEPOSIT: £1730 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.

## HOLDING DEPOSIT AND 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.

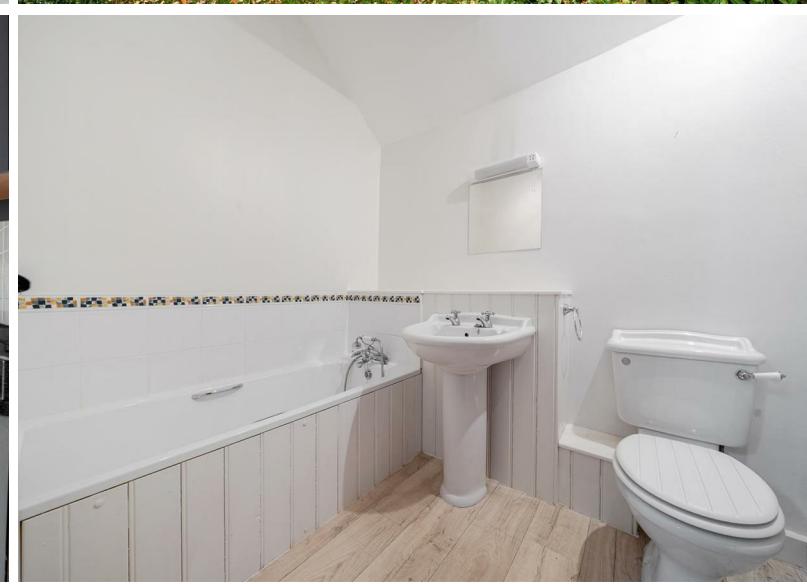
## TENANT PROTECTION

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 Act will be implemented on 1st May 2026.

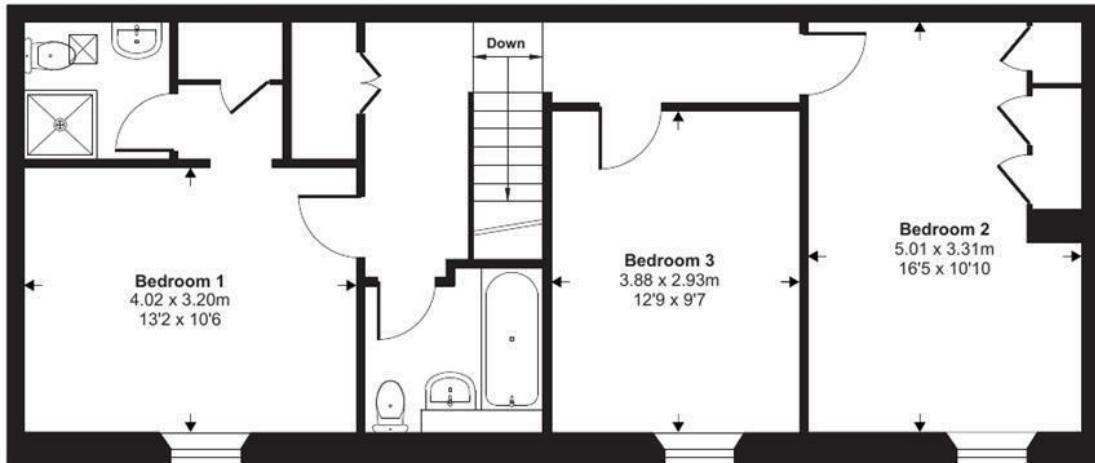
This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted. This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies. For further information and guidance, please contact our office or visit our website at [stags.co.uk](http://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](http://www.gov.uk), or by copying and pasting the link below into your browser: [https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86c_roadmap.pdf)



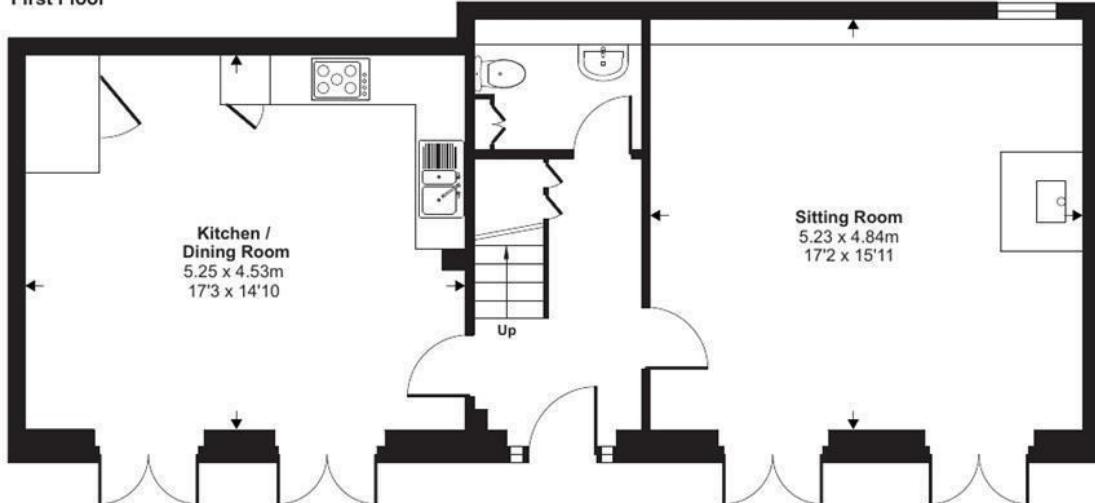


Approximate Area = 1354 sq ft / 125.7 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Stags. REF: 1370516

**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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	43
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC