



Ivyton Stable Broomfield, Bridgwater, Somerset TA5 1AY

A well presented, two bedroom barn conversion in a rural location.

Taunton Town Centre 6 Miles - Cannington 8 Miles

• Countryside Location • Off-Road Parking • Garden • Available October • Long Term Let Sought • A Pet Considered (Terms Apply) • Water & Drainage £50pcm • Deposit: £1,150 • Council Tax Band: D • Tenant Fees Apply

£1,150 Per Calendar Month

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

ACCOMMODATION TO INCLUDE

Front door leading into;

KITCHEN/ SITTING ROOM

31'4" x 14'3"

Open-plan kitchen and sitting room with vaulted ceilings and exposed beams. The kitchen area features a range of Shaker-style wall and base units with drawers, an integrated dishwasher, freestanding fridge-freezer, stainless-steel sink, electric oven and electric hob.

The carpeted sitting area benefits from two radiators and a wood-burning stove. French doors provide access to the garden and parking area, with a further door leading through to the hallway.

HALLWAY

Hallway with airing cupboard, door to outside and doors to;

BATHROOM

7'10" x 5'5"

Suite comprising of; wash hand basin, bath with electric shower over, WC, towel radiator and Velux window.

BEDROOM 1

9'6" x 11'1"

Double bedroom with vaulted ceiling, beams, radiator and windows.

BEDROOM 2

9'8" x 10'7"

Double bedroom with vaulted ceiling, beams, radiator and dual aspect windows.

OUTSIDE

A wooden gate provides access to the gravelled off-road parking area for the property. The outside space also includes a grassed area, shed, oil tank and external oil boiler.

SERVICES

Electric - Mains connected

Drainage - Private drainage via septic tank (maintenance and emptying included within the £50 per calendar month for water).

Shared private water- £50 per calendar month payable to the landlord for water.

Heating - Oil fired central heating & wood burner

Ofcom predicted broadband services - Standard: Download 5 Mbps, Upload 0.7 Mbps.

Ofcom predicted mobile coverage for voice and data: Internal - Limited on all providers; EE, Three, Vodafone & O2. External - Likely on all providers; EE, Three, O2 and Vodafone.

Local Authority: Council tax band D

LOCATION

The property is situated approximately 2.5 miles from the village of Kingston St Mary and occupies a stunning position, enjoying far-reaching views over the surrounding open countryside.

Kingston St Mary offers a welcoming village community with a range of amenities, including a primary school, village inn and fine parish church. The village is also home to a variety of clubs and organisations, providing an active and friendly community atmosphere.

The village is attractively situated at the foot of the Quantock Hills, an Area of Outstanding Natural Beauty, offering miles of scenic footpaths and bridleways. The surrounding countryside is particularly well suited to those with outdoor and equestrian interests.

Taunton, approximately 5.5 miles away is the county town and provides comprehensive facilities with in addition to, a good range of shops, excellent schools within both the state and independent sectors, a theatre, racecourse, county cricket ground and a main line rail link to London (Paddington). The M5 (J25) is accessed on the eastern side of the town and close to this junction there is a large out of town shopping and leisure complex.

DIRECTIONS

What3Words: ///fund.meant.galaxy. Leave Taunton in a northerly direction, heading towards Kingston St Mary. Proceed through the village, after approximately 1 mile, you will pass a thatched farm house on your right hand side, shortly after this, take the very sharp left hand turn at the bottom of a steep wooded slope, continue along the lane for approximately half a mile where you will find the property on your left hand side before the end of the road.

LETTINGS

The property is available to let on an assured periodic tenancy, unfurnished and is available now. RENT: £1,150pcm exclusive of utilities except private water and sewage at £50 per calendar month to be paid directly to the Landlord. DEPOSIT: £1,150 returnable at end of tenancy subject to any deductions. The landlord of this property undertakes their own viewings, referencing and paperwork. The deposit will be held and registered with the Deposit Protection Scheme (DPS).

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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		