

STAGS

Woodside Farm Wrangcombe Road, Wrangway, Wellington, Somerset TA21 9PA

A stunning, renovated grade 2 listed 3 bedroom detached house in the heart of the Blackdown Hills with spacious 2 bedroom detached annexe, large gardens, situated in private woodland.

Approximate distance from Wellington 4 miles / Taunton 9.1 miles

• Idyllic Rural, Yet Convenient Location. • Original Beams/Character Features. • Field/Further Parking Available by Separate Negotiation. • Ample Parking/Private Driveway. • Heating and Hot Water Included In Rent. • Deposit £3403. • Council Tax Band C. • Pets Considered(terms apply). • Available November 2026. • Tenant Fees Apply.

£2,950 Per Calendar Month

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ACCOMMODATION
Back door leading to:

REAR PORCH 10'11" x 10'2"
With fully fitted wood effect laminate flooring and double glazed windows to the rear. Wooden stable door in to

DOWNSTAIRS WC 5'9" x 3'0"
With WC, wash basin and mirror.

UTILITY ROOM 10'1" x 5'9"
Butler sink with cupboard and plumbing for washing machine and tumble dryer. Door into:

KITCHEN 17'11" x 10'0"
Attractive range of cream wall and base units with shelving areas offering ample storage, integrated dishwasher ,side by side fridge and separate freezer, Stainless sink unit with drainage area. Large range style gas hob with electric oven underneath. Extractor hood and mains linked extractor fans. Conservation roof windows and underfloor heating throughout. Doors leading to:

SITTING ROOM 15'3" x 21'5"
Large family room with high vaulted ceiling and mezzanine area overlooking main living room. French doors leading to outside patio area with original brickwork paving. Feature oak staircase with build in lighting and understairs cupboard for storage. EE mobile broadband mesh linked throughout. Underfloor heating throughout.

DINING ROOM 16'3" x 12'5"
Oak flooring, open inglenook, underfloor heating throughout. Cupboard to heating control panel. Door to:

HALLWAY
Front Door and door leading to:

SNUG/ RECEPTION ROOM 15'1" x 12'8"
Snug style room with original beams and brand new log burner fitted, original bread oven (not functional) and open fire surround. Underfloor heating throughout. Stairs to first floor and doorway leading to:

INNER HALLWAY
Doors leading to:

BATHROOM 10'1" x 5'2"
WC, wash basin, Bath, Shower and heated towel rail. Underfloor heating throughout.

BEDROOM 1 11'9" x 10'1"
Double bedroom with built in single wardrobe. Underfloor heating.

FIRST FLOOR
Oak staircase with original beams leading to:

BEDROOM 2 14'1" x 11'6"
Double bedroom with alcove and double wardrobe. Underfloor heating.

MASTER BEDROOM 15'2" x 9'8"
Double Bedroom with built in wardrobe, slide away doors to: WC and wash basin. Separate shower room with fitted shower.

DETACHED ANNEXE/ STUDY
Completely refurbished to a very high standard. This additional accommodation offers very versatile, flexible space. Would be ideal for relatives, guest accommodation, or if working from home - offices.

ENTRANCE HALLWAY 14'4" x 10'0"
Front door leading into large entrance hallway with doors leading off to:

RECEPTION/ STUDY/BEDROOM TWO 14'0" x 8'4"
A flexible and very bright room that has a number of uses, with lovely views to open countryside, triple doors at either end of the room to maximize light and views, 4G WiFi.

KITCHENETTE 3'10" x 4'3"
Small kitchen area for making snacks and hot drinks, storage cupboards and stainless steel sink

SITTING ROOM 15'11" x 10'4"
Spacious sitting room with triple oak doors and storage

STAIRS TO FIRST FLOOR LANDING

LANDING/ STUDY
Spacious study area, leading through to:

DOUBLE BEDROOM 14'9" x 12'8"
Excellent range of fitted cupboard with hanging and shelving, fitted by Sharps.

SHOWER ROOM 4'8" x 5'11"
WC, wash hand basin, shower cubicle.



OUTSIDE
Ample Parking, Private driveway and not overlooked. EV Charger port connected to the Annexe. Surrounded by fields and woodland.

Very large grass garden area, (gardening arranged by separate negotiation), arable field shed for storage. Raised Patio/BBQ area made with original stone from the property.

Additional land and storage areas available by separate negotiation.

SERVICES
Biomass boiler provides all heating and hot water. there is unlimited water from a well through treatment plant, and waste water system, cost of both of these included within the rent.
Hob gas bottles to be replenished by tenant on termination.
Septic tank (to be emptied once a year by tenants). .
Communications through 4G WiFi antennas which provide coverage throughout house.
Terrestrial TV and Sky antennas fitted and cabled to every room.

SITUATION
Situated in the Blackdown Hills in an Area of Outstanding Natural Beauty, this Grade 2 listed property has been renovated to an extremely high standard. With a private driveway and no surrounding properties close by this idyllic and peaceful area would be ideal for those looking for a quiet and rural location. However, the County Town of Taunton is approximately 9 miles away and Wellington being a 10 minute drive, approximately 4 miles.

DIRECTIONS
From the A38 from Wellington, turn left off the A38 onto Ford Street. Follow the road to the top and turn right onto Wellington Hill Road. You will pass the Monument car park on your right. Continue straight on this road, the road will bend sharply to the right and then left. You will pass a farm on your right and approximately 100 yards on your left you will see the concreted driveway for Woodside Farm. Continue down the driveway where the property can be found at the end.
What3Words: ///pancakes.tradition.fruitcake

LETTING
The property is available to let on an assured periodic tenancy, unfurnished and is available immediately. RENT: £2950 pcm exclusive of all charges. DEPOSIT: £3403 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 & TENANT FEES
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.

STAGS

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