



EAST CRIDDLES FARM
TOLLAND, TAUNTON, SOMERSET

JACKSON-STOPS 



EAST CRIDDLES FARM
TOLLAND, TAUNTON, SOMERSET TA4 3PW

AN ATTRACTIVE PERIOD HOUSE SET WITHIN DELIGHTFUL GARDENS AND GROUNDS OF APPROXIMATELY 1.23 ACRES, TOGETHER WITH TWO STONE BARNS, ENJOYING A PEACEFUL SETTING SURROUNDED BY UNSPOILT COUNTRYSIDE.



DISTANCES

WIVELISCOMBE 4 MILES

TAUNTON 10.3 MILES

WELLINGTON 10.6 MILES

EXETER 33.2 MILES

BRISTOL 58.1 MILES

LONDON PADDINGTON 1 HOUR 45
MINUTES ON THE FAST SERVICE

(ALL MILEAGES/TIME
APPROXIMATE)

ACCOMMODATION

- Idyllic Countryside Setting
- Detached Period House
- Kitchen/Breakfast Room with Walk-In Larder
- Drawing Room
- Sitting Room
- Dining Room
- Cloakroom
- Principal Bedroom
- Three Further Double Bedrooms
- Family Bathroom with Additional, Separate WC
- Two Stone Barns offering Scope for Alternative Uses (STPP)
- Delightful Gardens
- Paddock
- Two Greenhouses
- Small Stone Shed
- In All Approximately 1.23 Acres



LOCATION

The property is situated close to the village of Tolland with its ancient church. Local amenities are to hand at nearby Bishops Lydeard and the small town of Wiveliscombe where there is a traditional, award-winning butcher, range of shops including a Co-op, popular pub, an Italian restaurant with hotel rooms, and good sports facilities, including an active rugby club, sports field, tennis courts, and outdoor swimming pool. Taunton, the county town of Somerset, is also within easy reach providing three good independent schools, a shopping centre with many of the well-known high street stores and a main line station with fast trains to London Paddington scheduled to arrive within an hour and forty-five minutes. A little further away, Wellington also provides good shopping and includes a Waitrose store, a well-known and respected independent junior and senior school, a cinema and M5 motorway junction 27. The area surrounding Tolland includes the Brendon, Blackdown and Quantock Hills, all providing excellent walking and riding countryside.



THE PROPERTY

East Criddles Farm is approached via a quiet country lane and benefits from two points of access. The principal entrance at the front of the house is accessed through twin stone pillars with double wrought iron gates opening onto a gravelled parking area. The other is at the back of the house.

The house is ideally positioned within its grounds, being surrounded by its gardens. The façade is particularly charming and symmetrical, adorned with a mature wisteria, and centred on a front door that opens into a wide entrance hall with good ceiling heights. From here, the principal reception rooms are arranged either side, while a staircase rises to the upper floors.

The reception rooms set the tone for the rest of the house, offering excellent proportions and an abundance of natural light, with the front elevation enjoying a southerly aspect. On one side, the drawing room is a beautifully proportioned square room, featuring an open fireplace with alcoves to either side and a large window overlooking the garden. Opposite, the sitting room mirrors these proportions and is equally well-lit, with a fireplace housing a wood-burning stove, flanked by alcoves – one incorporating a built-in cupboard with shelving above. A window seat beneath the front-facing window provides a lovely vantage point to enjoy views over the garden.

This room leads into the farmhouse kitchen at the rear of the house, which is fitted with a range of wall and base units, generous work surfaces, and an oil-fired Aga set beneath a picture window with views over the side garden. There is also an additional electric oven for use in the warmer months, two sinks, and a substantial larder with cold shelf, currently housing the fridge. A notable character feature is the original double bread oven, now used for display purposes.

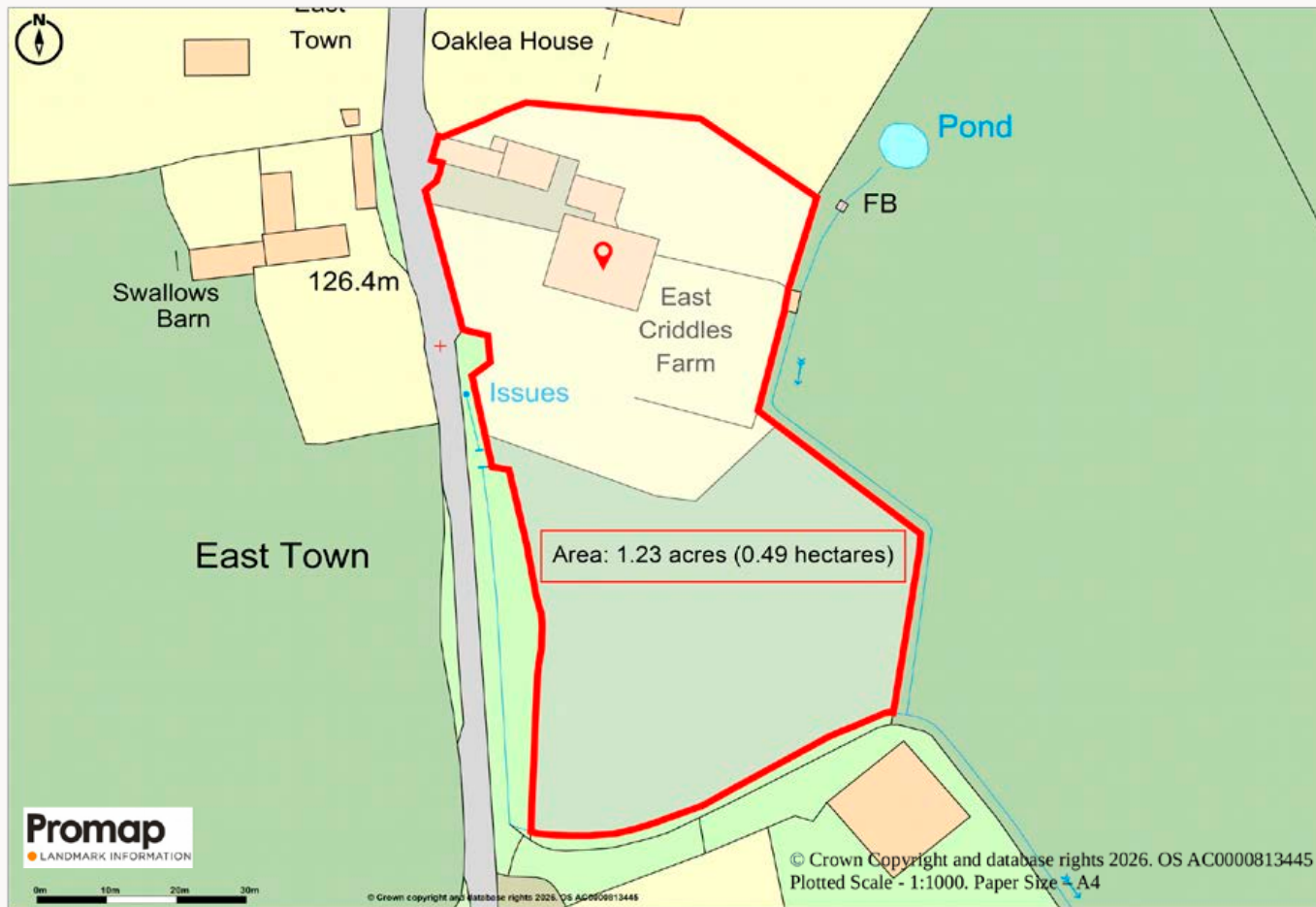
The dining room is accessed via the hallway and offers ample space for a large table, with French windows opening directly onto the garden. A cloakroom and a rear vestibule, with space for coats and boots and a door to the rear terrace, complete the ground floor accommodation.





On the first floor, the landing has a large window allowing natural light into this space. There is a well-proportioned guest bedroom with its own basin and views over the gardens. Also on this level is a “bathroom wing”, comprising the main family bathroom, a separate WC, a large airing cupboard, and a linen cupboard. This area offers clear potential for reconfiguration to create a more contemporary bathroom and dressing room area, if desired.

A short flight of steps leads to a further landing serving the principal bedroom and two further guest bedrooms, all of which are generously proportioned and enjoy excellent natural light, with views over the gardens and surrounding land.



GARDENS & GROUNDS

The gardens and grounds extend to approximately 1.23 acres in total. The mature gardens are a particular feature of the property, surrounding the house on all sides and providing a series of well-structured areas, in part enclosed by attractive stone walls. Predominantly south-facing, the gardens are laid mainly to lawn and interspersed with well-stocked borders planted for year-round interest. A variety of fruit trees can be found, including a variety of apples, figs, and plums.

To the front of the house lies a paddock extending to just over two-thirds of an acre, with its own access from the lane via a five-bar gate. A sheltered kitchen garden provides productive vegetable beds alongside two greenhouses.

A rear terrace by the house offers an ideal spot to enjoy the morning sun, while a small stone shed sits neatly on the boundary.

Behind the house are two traditional two-storey stone barns. These buildings offer considerable scope for alternative uses, such as ancillary accommodation, office space or a games room, subject to the necessary consents.



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TOTAL APPROX. FLOOR AREA
MAIN HOUSE = 3802 SQ FT / 353.2 SQ M
OUTBUILDING = 359 SQ FT / 33.3 SQ M
TOTAL = 4161 SQ FT / 386.5 SQ M

PROPERTY INFORMATION

Post Code: TA4 3PW

Services: Mains electricity and water. Private drainage.
Electric night storage heaters.

Local Authority: Somerset Council, County Hall, The Crescent, Taunton TA1 4DY
www.somerset.gov.uk
Telephone: 0300 123 2224

Tax Band: F

EPC: E

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, carpets and curtains, garden ornaments etc. are specifically excluded from the sale. Certain items may be available by separate negotiation.

Directions: (Postcode TA4 3PW) and What3words:
///promotion.paused.dealings

NB: A footpath runs across the paddock

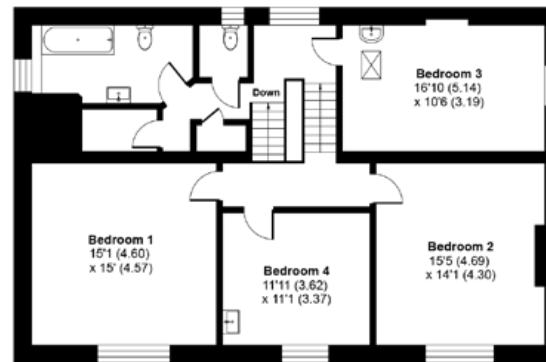
Viewing: By appointment with the sole agents Jackson-Stops Taunton office:
8 Hammet Street, Taunton, Somerset TA1 1RZ.
Telephone: 01823 325 144

For sale by private treaty with vacant possession on completion.

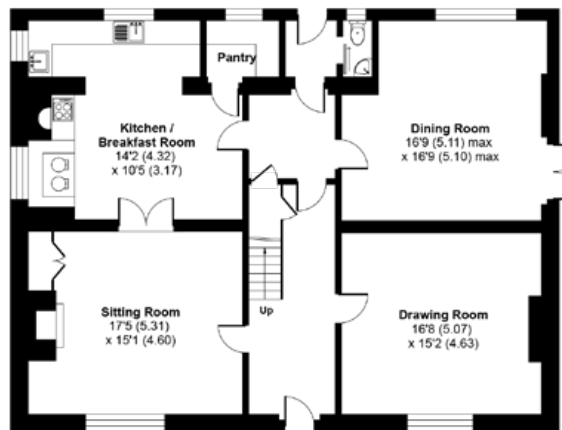
Details prepared and photographs taken in March 2026

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

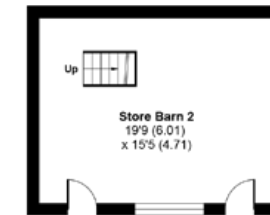
Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



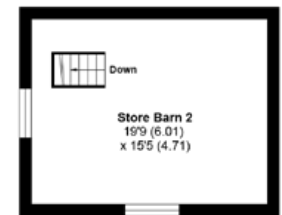
MAIN HOUSE FIRST FLOOR



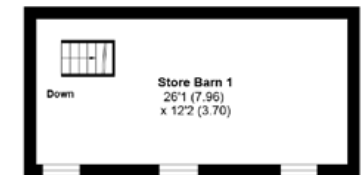
MAIN HOUSE GROUND FLOOR



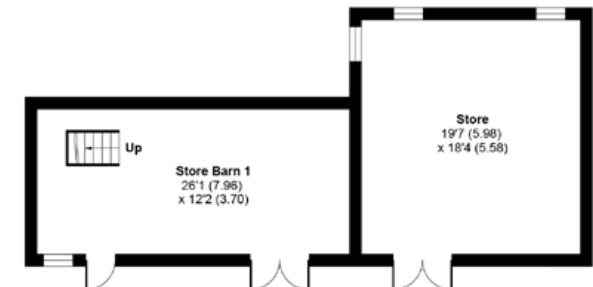
BARN 2 GROUND FLOOR



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