



Honeyoak Barn Berrow Green Road

Martley | WR6 6PQ



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A beautiful semi-detached barn conversion offering an abundance of character throughout, situated in an elevated position at the top of a country lane, with 4 bedrooms, and an option for a 5th with accommodation in excess of 2400 sqft.

Location:

This stunning barn conversion is set in a rural location, yet within close proximity to Martley village which offers a local shop, filling station, Post Office and village hall with library. A doctors surgery, with access to an additional surgery in nearby Knightwick. The newly completed 'Tap & Run' bar for the Martley Cricket Club is a few minutes stroll down the lane, where there is a children's playground & Skate Park. A good selection of pubs can also be found in the local area including the Admiral Rodney which is renowned for its cuisine, as well as The Talbot at Knightwick. There is the Freedom Leisure Gym at The Chantry, across from St Peters Church and the Millenium Green. Popular walks are on the doorstep, with the Martley circular walk and The Worcestershire Way is accessed close to the barn. Approximately 9 miles away is the historic Cathedral City of Worcester which offers extensive amenities including hospitals, bars, restaurants and cafes, cultural and sporting venues.

Worcester (9 miles), Hereford (22 miles), Birmingham (43 miles), Please note that all miles are approximate. To access the property please leave the B4197, Berrow Green Road at the For Sale board, follow the road to the top, the property is located on the left behind a gate. [///dormant.waffle.intricate](http://dormant.waffle.intricate)

Education:

There is superb schooling located nearby, just a stone's throw away is Martley CE Primary School and the renowned Chantry School. In the independent sector, Worcester is home to King's School and the Royal Grammar School.

Accommodation Comprising of:

Entrance hallway, WC, Study, Dining Room/Bedroom five, Sitting Room, Garden Room, Kitchen/Diner, Boiler Room, Master Bedroom,





Ensuite. Dressing Room, Three further Bedrooms, En-suite and Family Bathroom.

Ground Floor Accommodation:

As you step inside, you have an immediate idea of how much charm and character this property offers. There is rich toned solid oak flooring, vaulted ceilings and exposed beams throughout. The entrance hallway has oak doors leading to the dining room, WC, study and sitting room. The essence of the home is in the wonderful kitchen/diner, which again has oak flooring and exposed beams. There is excellent storage provision with a range of attractive wall and base units and granite counter tops, the attached breakfast bar also offers seating options. There is a double Rangemaster cooker, integrated appliances include, fridge, freezer and dishwasher. With additional space for dining, this is a wonderful room for quiet suppers or family gatherings. An oak door leads into the boiler/utility room. Adjacent to the kitchen is the splendid sitting room, again solid oak flooring and exposed beams adorn the ceiling. A brick feature fireplace is the focal point of the room. Additionally and adjoining the sitting room is the lovely garden room, with French doors leading to the garden beyond, it is the perfect room to enjoy the late afternoon and evening sun. The dining room, with views to the front of the property is a great space for entertaining, or could also be utilised as an additional bedroom. The study is situated at the end of the hall and is a quiet room for those wishing to work from home. A useful WC completes the ground floor accommodation.

First Floor Accommodation:

A fabulous galleried landing invites you upstairs with the most magnificent vaulted ceilings throughout. Doors lead to all the bedrooms and family bathroom. The master bedroom provides you with majestic countryside views, has a spacious en-suite with corner shower, toilet and hand wash basin. There is also a spacious walk-in wardrobe. Bedroom two has an en-suite with corner shower, toilet and handwash basin. There is an interconnecting door to bedroom three, and bedroom four is a lovely room currently utilised as a dressing room and provides ample light from the velux window. The impressive family bathroom with its wonderful character, provides a luxurious retreat in the home, with roll top bath, corner shower, toilet with high level cistern and pedestal handwash basin.

Outside:





A wooden five-bar gate welcomes you onto the driveway which has space for several cars and is laid to gravel. Two adjacent garages separate from the barn with double wooden doors offer further storage or studio/workshop requirements. The rear garden is accessed through the garden room and French doors invite you into the spectacular and truly secluded garden, a delightful space to enjoy the sunshine through to the evening, laid to lawn and with patio areas, which provide a great space for entertaining and alfresco dining. A feature of the garden is the bespoke metal stair which invites you to the secret garden at the top, which is part of Berrow Hill and has an iron age fort at its crown, where all surrounding counties can be seen. This is a wonderful area for relaxation to enjoy the far reaching views.

Tenure: Freehold

Council: Malvern Hills District Council

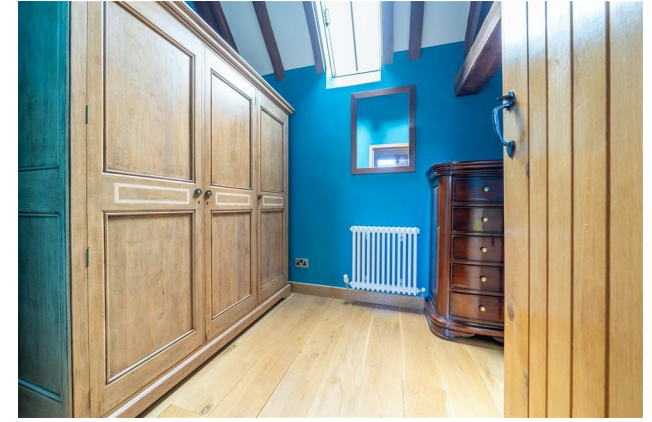
Services: LPG central heating, mains water, electricity and drainage.

What3words ///dormant.waffle.intricate

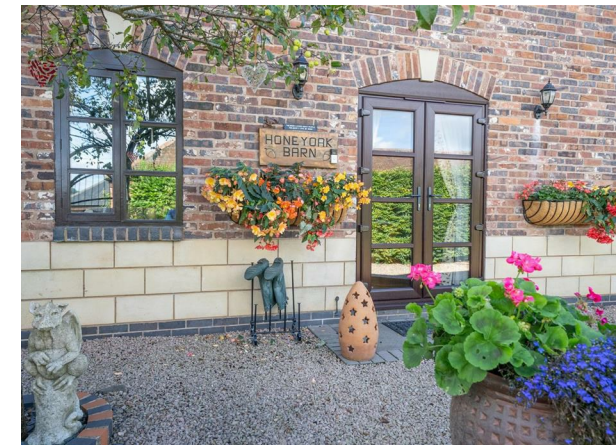
Important Note to Purchasers: Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/Administration-Deposit>:

RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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