



Barleycove Cottage, Martley, Worcestershire

G HERBERT
BANKS

EST. 1898

Barleycove Cottage,
110 Berrow Green Road,
Martley,
Worcestershire,
WR6 6PQ

A most delightful semi detached cottage in this much favoured village.

Beautifully refurbished by the present vendor.

- Reception hall, snug/bedroom 3, fabulous kitchen/dining room with sitting room off, utility room and shower room
- Two double bedrooms and family bathroom
- In all about 1,059 sqft
- Gravel driveway with the most attractive landscaped lawned gardens.

Situation

Barleycove Cottage is situated within walking distance of the much regarded village of Martley. The village provides an extensive range of amenities including a primary school and the very popular Chantry Senior School, the historic St Peter Church, an excellent post office and general store, garage, active village hall with the Tap and Run Bar, playing fields and the recently reopened and fully refurbished Crown Inn with café, bar and restaurant.

The surrounding countryside provides some wonderful walks and country pursuit opportunities.

The cathedral city of Worcester is about 7 miles distant which provides a substantial range of amenities and facilities. These include a direct rail service to London Paddington and Birmingham. There is good M5 motorway access via junctions 5 at Wychbold and 6 & 7 to the north and south of Worcester.

Description

This charming semi detached cottage has been wonderfully refurbished by the present owner over the period of the last 5 years. There are many attractive features and the cottage is very well presented throughout.

Fronting the property is a canopy porch leading to a reception hall with slate floor, timber panelling, coat hooks and understairs storage cupboard.

Snug/bedroom 3 with wood burning stove and Karn dean floor.

The fabulous refitted large dining kitchen has an extensive range of wall and floor cabinets, quartz work surfaces, range of NEFF appliances to include a hob with extractor over, two electric ovens and dishwasher. There is a slate floor and ceiling spot lighting. It leads directly through to the lovely sitting room with twin double glazed doors to rear and slate floor.

Also lying off the kitchen is the utility room/ laundry with plumbing for washing machine, cabinets, roof light, slate floor and door to exterior. Connecting door to a well appointed shower room.

The first floor provides two lovely double bedrooms and an excellent family bathroom with shower over the bath.

Outside

Barleycove Cottage is approached by timber bar gates and a gravel driveway providing a good amount vehicle hardstanding. It also provides space for a garage, subject to any appropriate consents.

Fronting the house is a shaped lawned garden with mature specimen tree, well stocked borders and a good quality fenced poultry run with hen house.

To the rear of the property is a paved sun terrace with raised vegetable beds, expansive lawn, good screening with mature hedging and very nice corner paved terrace. There is a useful timber storage shed.

GENERAL INFORMATION

Energy Performance

Current Rating: 40E
Potential Rating: 74C
Carried out: 28th May 2025

Services

Mains electricity, drainage and water. Oil fired central heating.

Local Authority

Malvern Hills District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office
Tel: 01299 896968

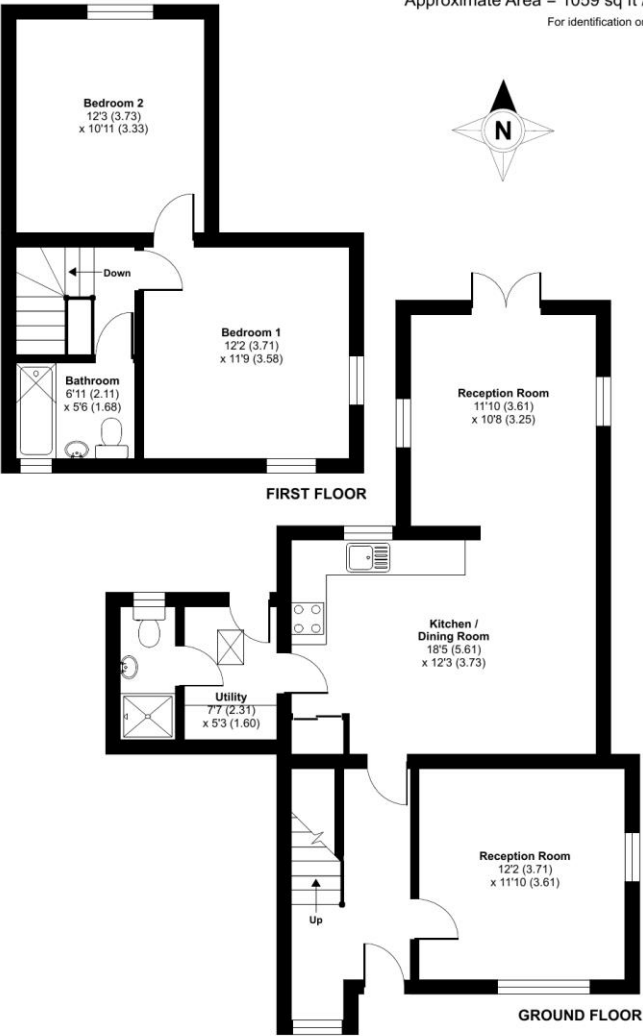
Directions

What3words ///pesky.arts.hungry



Berrow Green Road, Martley, Worcester, WR6

Approximate Area = 1059 sq ft / 98.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for G Herbert Banks LLP. REF: 1297474

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

G HERBERT
 BANKS

EST. 1898

01299 896 968
 info@gherbertbanks.co.uk
 www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

