



Barleycove Cottage, Martley, Worcestershire

G HERBERT
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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

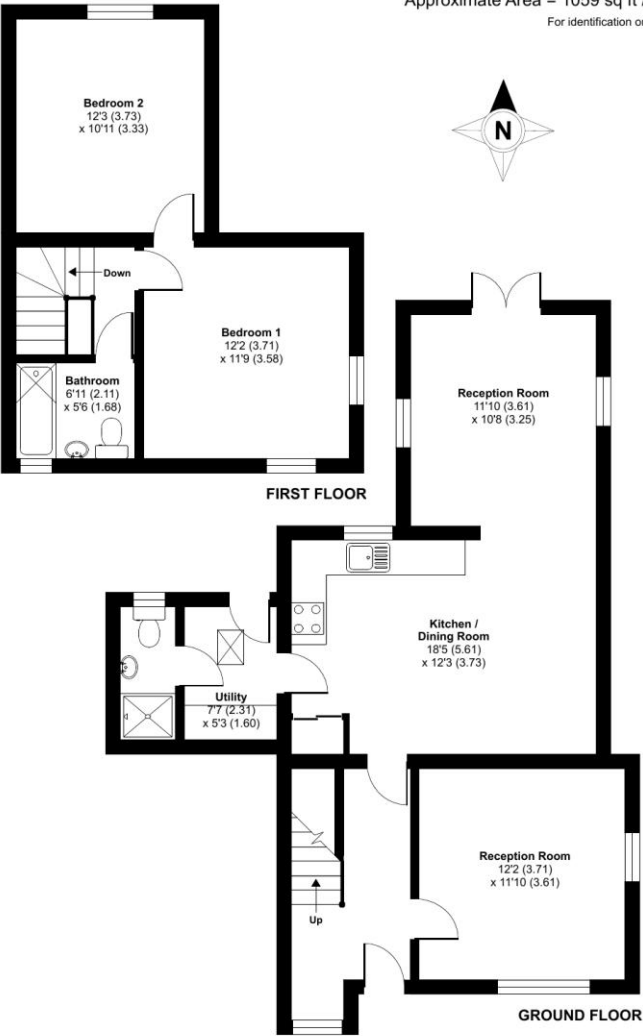
Directions

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		

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In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.

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