



The Firs Cottage, Berrow Green Road, Martley, WR6 6PQ





The Firs Cottage, Berrow Green Road

Martley, Worcestershire

Occupying a delightful position within this sought-after rural setting, The Firs Cottage is a most charming detached period home, enjoying generous accommodation, a detached garage, gravelled parking and lovely views across the surrounding Worcestershire countryside, set upon 0.5 acres of land.

Martley is a popular village in the Malvern Hills, around eight miles west of Worcester, offering an attractive rural setting with a strong community feel. It has a good range of everyday amenities including a shop, post office, garage and pubs, with The Admiral Rodney at nearby Berrow Green about a mile away. The area is served by Martley CE Primary School and The Chantry School, which is rated Good by Ofsted. Surrounded by beautiful countryside stretching towards the Teme Valley, Martley is well suited to outdoor lifestyles while remaining conveniently close to Worcester for wider shopping, leisure and transport links.

- Beautiful Village Location
- Set Upon 0.5 Acres of Gardens
- Three Generously Sized Gardens
- Detached Garage
- Flexible Living Space
- EPC - E





Full of warmth and character, the property combines traditional cottage appeal with well-proportioned living space extending to approximately **1,933.6 sq. feet**, offering a wonderful opportunity for those seeking a country home with a peaceful yet well-connected village setting.

The accommodation is arranged over two floors and opens from the reception hall into a welcoming layout ideally suited to both family life and entertaining. The principal reception space is particularly appealing, with a substantial **living room** centred around an impressive inglenook-style fireplace and exposed timbers, creating a wonderfully atmospheric heart to the home. In addition, there is a separate **sitting room** of notable length, filled with natural light and enjoying an attractive curved bay, providing a versatile second reception area with ample space for relaxed seating or more formal entertaining.



A separate **dining room** offers an ideal setting for family meals and gatherings, while the **breakfast kitchen** is fitted in a classic country style with a comprehensive range of cabinetry, generous work surface space and room for everyday dining.



The ground floor layout lends itself well to modern living, whilst still retaining the character and individuality expected of a home of this nature.

To the first floor, the landing gives access to **three well-sized bedrooms**. The principal bedroom is a particularly comfortable room with a dedicated **dressing room** adjoining, creating an attractive main suite arrangement. The remaining bedrooms are both good proportions and are served by a spacious **shower room**, together with a separate **WC**, a practical configuration for family occupation.

Outside, the property is approached via a gravelled frontage providing off-road parking, complemented by a **detached garage**. The plot enjoys an open feel, with fenced boundaries to the front and attractive outlooks over the neighbouring green space and countryside beyond. The setting is one of the home's most appealing attributes, offering a distinct sense of rural calm and an attractive backdrop throughout the seasons.



The Firs Cottage will appeal to buyers seeking a characterful village home with generous internal space, period features and an enviable countryside position.

GROUND FLOOR
879 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
855 sq.ft. (79.4 sq.m.) approx.



GARAGE
204 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1934 sq.ft. (179.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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