



Brook House, Hope House Lane, Martley

G HERBERT  
BANKS

EST. 1898

Brook House,  
Hope House Lane,  
Martley,  
Worcestershire,  
WR6 6QF

A three bedroomed country home with offroad parking and laid lawn garden, located on the outskirts of the popular village of Martley, Worcestershire.

- Three bedrooms
- Large kitchen/diner
- Feature log burner in lounge
- Utility Room
- Downstairs Shower Room
- Ensuite to Primary Bedroom
- Located on a working farm

## Situation

Brook House is located on a quiet rural lane surrounded by beautiful countryside. The nearby village of Martley offers a good range of local amenities to include a village shop, Post Office, Garage, Public House, Doctors Surgery, Primary School and the highly regarded Chantry School. A more comprehensive range of amenities are available in the nearby Cathedral City of Worcester, which is about 8 miles to the east. Worcester has direct rail links to Birmingham and London Paddington. There is good motorway access via the M5 Junction 5 at Wychbold, Droitwich and at Junctions 6 and 7 to the north and south of Worcester

## Description

Brook House is an attractive brick and tiled Barn which was converted to provide well-presented living accommodation. The property is located adjacent to New House Farm in a most attractive rural area. The works have been completed to a high standard and the property, which benefits from oil fired central heating.

DINING KITCHEN 16'6" x 11'9" (5.05m x 3.60m) With fitted kitchen units under laminate worktops providing space and plumbing for dishwasher and space for a free standing fridge. Oven and hob with stainless steel extraction canopy overhead. The room enjoys a dual aspect with windows over-looking the front and rear elevations and is tiled throughout.

UTILITY ROOM having further fitted units including a sink. This room also houses the Worcester Bosch oil fired boiler.

GROUND FLOOR SHOWER ROOM with tiled shower cubicle having glass door and electric shower, W.C and wash hand basin.

LIVING ROOM 16'6" x 15'9" (5.04m x 4.81m). This attractive room has a brick fireplace with flagstone hearth and timber mantle that houses the cast iron log burning stove. Under stairs storage cupboard with oak staircase leading up to the

FIRST FLOOR LANDING having doors to the Airing Cupboard with fitted shelves, radiator

BEDROOM ONE 16'8" (max) x 9'11" (5.09m (max) x 3.04m) With attractive beamed walls and ceiling.

EN-SUITE SHOWER ROOM with corner shower with glass door, W.C wash hand basin with Vanity cupboard under. Wall mounted white towel radiator.

BEDROOM TWO 16'7" x 10'8" (5.06m x 3.29m) Having large walk-in wardrobe. This rooms enjoys a dual aspect with two elevations from which the rural views can be enjoyed.

BEDROOM THREE 10'8" x 6'8" (3.29m x 2.09m) Again having fine beamed walls and ceiling

FAMILY BATHROOM Having white bath with shower over, glass shower screen, WC and wash hand basin with vanity cupboard under. Wall mounted towel radiator and electric light over basin.

## Outside

The property is accessed over a stone parking area. The garden is lawned with a block paved path leading to the covered patio area. There is also a good sized brick and tiled GARDEN STORE 7'7" x 6'10" (2.33m x 2.10m)

## GENERAL INFORMATION

### Services

Mains water and electricity and drainage are connected to the property. Central heating and hot water is via the oil fired boiler. Telephone subject to British Telecom transfer regulations.

### Local Authority

Malvern Hills District Council. Tel: 01684 862 151.

### Tenancy

It is proposed that the property shall be let on An Assured Shorthold Tenancy for an initial period of 6 or 12 months. If interested parties are after a longer term tenancy then this might be possible subject to negotiation.

### Rent and Deposit

The Rent will be £1400 per calendar month, payable monthly in advance. A deposit of £1,615.38 also required and will be held by the Landlord or his Agent for the duration of the Tenancy. At the termination of the tenancy the deposit will be returnable at the Landlord's discretion following a detailed inspection of the property.

### Directions

What3words: ///floating.appraised.stirs



# Energy rating and score

This property's energy rating is D. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60





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