

The Laurels
Martley | Worcester | Worcestershire | WR6 6QA

FINE & COUNTRY

THE LAURELS

The Laurels is a substantial and beautifully characterful five-bedroom period home, occupying a wonderfully private position in the sought-after Worcestershire village of Martley. Offering generous and highly versatile accommodation, the property combines an impressive farmhouse-style kitchen with a collection of individual reception rooms, five bedrooms and an abundance of original features, without listed building status.


THE
LAURELS

Outside, gated access opens onto extensive parking and enchanting established gardens, with productive areas, mature planting, woodland-style pathways, a pond and several charming outbuildings. Private yet well connected to Worcester, The Laurels represents an exceptional country home with space, character and individuality in abundance.

Ground Floor: The heart of The Laurels is its wonderfully characterful farmhouse-style kitchen, a generous and sociable room with ample space for both informal dining and relaxed seating. Traditional cabinetry is complemented by granite work surfaces, a Belfast-style sink and a central preparation island. A traditional oil-fired range forms a natural focal point, with an electric cooking option providing additional practicality. Travertine flooring completes the warm, country aesthetic. Adjoining the kitchen is a walk-in pantry, beautifully in keeping with the style of the house. Fitted cabinetry provides excellent storage alongside space for white goods and a Belfast sink, while cobbled stone flooring adds further character. A separate study or home office is also accessed from the kitchen and features reclaimed parquet flooring, providing an attractive and practical workspace away from the principal reception rooms.

The house is rich in history, with its earliest sections understood to date from the 1600s and subsequent additions made over the centuries. The property is also understood to have once operated as a butcher's shop, with local history suggesting that meat may have been supplied from here to residents of Witley Court. Fascinating reminders of this former use remain within the fabric of the building.

A small step leads into the dining room, an atmospheric entertaining space with exposed beams, timber flooring, a partially vaulted ceiling and wood-burning stove. Beyond is an impressive and particularly spacious reception room, currently arranged as two distinct seating areas. A vaulted ceiling creates an excellent sense of volume, while original features, including surviving hooks and a wheel associated with the property's former use, provide an intriguing connection with its past. Several of the front-facing windows are understood to date from circa 1916.

To the opposite side of the kitchen is the principal lounge, a warm and inviting reception room incorporating the main entrance to the house, complete with a traditional lock and latch. Parquet flooring, exposed beams and fitted cabinetry enhance its period character, while generous proportions make this an extremely comfortable everyday living space. A further reception room is currently used as a piano room and provides excellent flexibility as a snug, playroom, music room or additional home office. Tiled flooring and useful understairs storage add practicality.

Completing the ground floor is a contemporary shower room with slate-tiled flooring, shower, WC and vanity unit. Throughout the ground floor, original internal doors, exposed timbers and subtle changes in levels and ceiling heights reveal the organic evolution of this fascinating period home.











Seller Insight

There is something particularly special about a home that becomes woven into the fabric of family life, and this much-loved property in Martley has provided exactly that for its owners. Attracted initially by the beauty of the surrounding Worcestershire countryside, the welcoming village setting and the excellent local schools, it offered the ideal environment in which to raise a family – and, over more than two decades, it has become a home enjoyed by four generations.

At the heart of the house is the large kitchen and dining space, where the Range cooker creates a natural focal point. Warm, sociable and inviting, it is a room that naturally draws everyone together, whether preparing family meals or entertaining friends. During the colder months, the two wood-burning stoves in the living and dining rooms add another layer of warmth and atmosphere, creating cosy spaces in which to relax.

One of the property's most distinctive features is its beautifully renovated barn conversion and annex. Rich in character and history, it retains original beams and a large hoist wheel, offering a fascinating glimpse into another era. Today, however, the space has been transformed into an exceptionally light and open area, with two living rooms divided only by a low wall and exposed beams, creating an impressive sense of continuity and space.

Outside, the private garden is a world of its own. Mature trees and shrubs frame generous areas of lawn, while a small pond and woodland area create a wonderfully natural setting. A substantial garden shed, Wendy house and greenhouse provide practical and recreational space, while the restored brick-and-tiled outside WC is an unusual and charming detail. For keen gardeners, children or those who simply enjoy entertaining outdoors, the garden offers remarkable versatility and privacy.

Perhaps the greatest testament to the home is the number of memories created here. Parents, children and grandchildren have all lived or stayed at the property, enjoying the house, garden, village and surrounding countryside. Four generations have found something to love here.

Martley itself has a particularly strong community spirit. Long-standing neighbours, many of whom have lived along the road for two or three decades, contribute to the village's welcoming character. With primary and secondary schools, a local shop, garage, doctor's surgery, sports hall, cricket club, sports field, skate park, village hall, pub and restaurant, everyday life is remarkably well catered for.

*Yet Worcester is close enough for wider amenities, while Hereford and Shrewsbury are within travelling distance. Above all, this is a home for those seeking more than simply a property. It offers the opportunity to become part of a genuine rural community, enjoy the countryside and create a new chapter of life in a place where people arrive – and often never want to leave.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















First Floor: The first floor provides five bedrooms, each with its own individual character, together with the family bathroom. The principal bedroom is a particularly attractive room with timber flooring, a Victorian fireplace and delightful views across the gardens.

The remaining bedrooms continue the period character found throughout the house, with combinations of exposed beams, wooden flooring, partially vaulted ceilings and period fireplace details. One of the larger bedrooms enjoys garden views, extensive built-in storage and a partially vaulted ceiling, while another charming bedroom sits beneath a vaulted roofline with a Velux window bringing additional natural light into the space. Two bedrooms benefit from secondary glazing, while the differing rooflines and architectural features across the first floor give each room a distinct personality. The family bathroom is traditionally appointed with a freestanding bath, bidet and heated towel rail, while a useful linen cupboard is positioned off the landing.

Collectively, the five bedrooms provide considerable flexibility for family life, guests and home working, complemented throughout by the warmth and individuality expected of a property of this age.





















Outside: The gardens are an integral part of the appeal of The Laurels and possess a wonderfully established, quintessentially English country-garden feel. The property is approached via a private road, with double gated access oening onto a generous driveway providing parking for six or more vehicles. A conveniently positioned wood store sits alongside the driveway.

To the rear of the house, a covered boot area wraps around part of the property, providing an exceptionally useful transition between house and garden. Victorian pillars and an original butcher's block bench introduce further character, while the covered arrangement provides an ideal space for boots, coats and everyday country living.

Immediately outside the kitchen is a secluded seating area, partially enclosed by old brick walling to create an intimate and sheltered setting for outdoor dining and entertaining. Beyond, the gardens unfold through a series of established areas, with pathways meandering through mature planting towards a more informal woodland setting at the rear. A pond provides an attractive focal point, while hidden nooks and seating areas create a genuine sense of discovery.

The productive garden incorporates fruit frames with raspberries and loganberries, raised beds and a large greenhouse. A substantial garden shed provides excellent storage, while an internally fenced section discreetly screens additional working and storage areas, including composting facilities.

Nestled within the garden is a delightful cottage-style playhouse, while elsewhere wisteria frames a characterful brick-built outbuilding. Historically the former privy and now benefitting from a renewed roof, this provides useful garden and tool storage whilst retaining another interesting element of the property's past. The grounds also contain an old working well, which is not currently commissioned.

Established, private and full of unexpected corners, the gardens have an almost secret-garden quality, combining productive spaces, mature planting, practical storage and sheltered places to sit within a wonderfully peaceful setting.





LOCATION

The Laurels is situated in the desirable Worcestershire village of Martley, surrounded by the beautiful countryside of the Teme Valley yet conveniently positioned approximately 8 miles west of Worcester. Martley offers an excellent range of everyday amenities for a rural village, including a village shop and Post Office, doctors' surgery, garage, village hall and sporting facilities. Local schooling includes Martley C of E Primary School and The Chantry School, making the location particularly convenient for families.

The surrounding countryside offers an extensive network of footpaths and bridleways, with the Worcestershire Way passing through the wider area. The Teme Valley, Abberley Hills and nearby Malvern Hills provide further opportunities for walking, cycling and enjoying the Worcestershire countryside. A selection of country pubs, restaurants and farm shops can be found throughout the surrounding villages, while nearby Great Witley provides additional amenities and is home to the spectacular Witley Court and Gardens.

Worcester is readily accessible and provides a comprehensive range of shopping, leisure and cultural facilities, together with an excellent selection of restaurants, cafés and bars. The city is renowned for Worcester cathedral, county cricket ground and its attractive riverside setting, with extensive walks along the River Severn.

Educational provision in the wider area is excellent, with independent options including King's Worcester and RGS Worcester, alongside a broad selection of well-regarded state schools.

Worcester's railway stations provide services towards Birmingham, Cheltenham, Oxford and London, while access to the M5 connects the area with Birmingham, the wider Midlands and the national motorway network. Birmingham Airport is also accessible for domestic and international travel.

Healthcare is available locally through village and city practices, with Worcestershire Royal Hospital situated on the eastern side of Worcester.

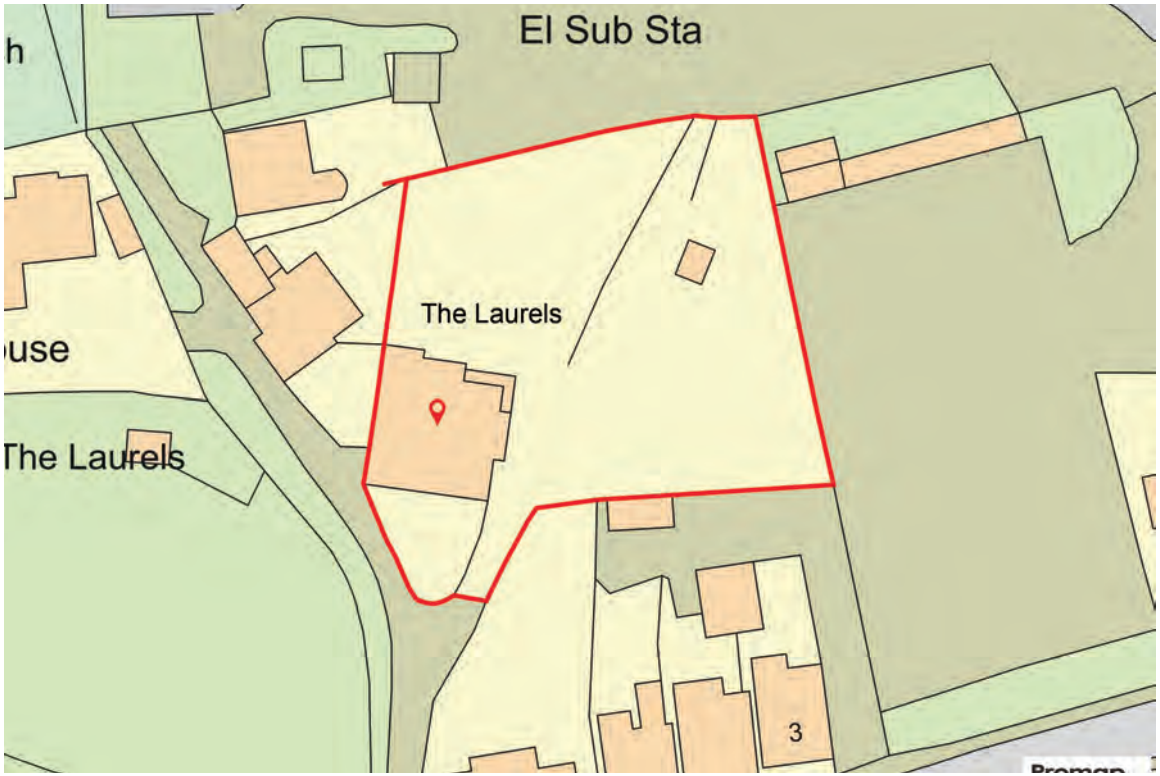
The location offers an increasingly sought-after balance: an established village community and beautiful Worcestershire countryside, while remaining within convenient reach of Worcester's schools, transport connections, shopping and lifestyle amenities.






The Crown


ANJA POTZE
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Home Run Hour







Material Information

Tenure: Freehold
Council Tax Band: G
Local Authority: Malvern Hills
EPC: Rating E
Property Construction: Standard (brick and tile)
Electricity Supply: Mains
Water Supply: Mains
Drainage and Sewerage: Mains
Heating: Oil-fired central heating
Broadband: Superfast part or full-fibre broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage: 4G mobile signal is available in the area - we advise you to check with your provider.
Parking: Driveway parking for 6+ vehicles
Total Internal Floor Area: 2,621 sq ft
Additional Information: Working well outside but not in commission. Severn Trent have right of access to read the water table at the property.
The property shares boundaries with 5 neighbouring properties.
Title Information: The property is subject to rights, easements and restrictive covenants contained within the title documents. Further information is available from the seller's solicitor.
A Public footpath runs across the garden. Since the school was built in the 1960s, the current owners have said that it has never been used.

Directions

What 3 words : ///unlimited.paradise.rummage
Postcode WR6 6QA

Viewing Arrangements

Strictly via the vendors' sole agents Fine & Country Droitwich Spa, Worcester and Malvern on +44 (0)1905 678111.

Website

For more information visit https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents

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The Laurels, Martley, WR6 6QA

Approximate Gross Internal Area = 243.5 sq m / 2621 sq ft



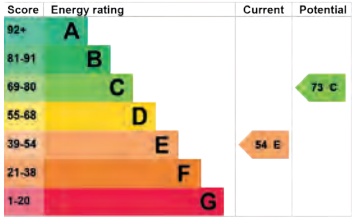


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We value the little things that make a home



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