



HS
HOLLINGSTONE

Woodlands, 2 Hillside Cottages,
Camp Lane, Shelsley Beauchamp, WR6 6RL

///tribune.decking.insist



THE PROPERTY

A charming semi-detached period cottage set in an elevated position with breathtaking views over the Teme Valley, sitting within approximately 5.01 acres (2.03 ha).

Requiring modernisation throughout, the property presents an exciting opportunity to create a truly stunning country home in a peaceful and highly sought-after rural location.

The accommodation includes a kitchen, utility room, reception/dining room, sitting room and conservatory – showcasing delightful period features such as quarry tile floors, exposed brick fireplaces, and wood-burning stoves. Upstairs are three bedrooms and a family bathroom.





OUTSIDE

The property sits within approximately 5.01 acres (2.03 ha).

A sweeping driveway leads off Camp Lane, flanked by mature lawned gardens with established shrubs. Gates open into further garden and patio areas at the front and rear. At the back, there is a small lawn and an orchard, offering a peaceful outdoor space.

Beyond the garden lies a sloping area of established, mixed native woodland – a wonderful natural amenity ideal for relaxation, wildlife, or recreation.

A brick and tile double garage also forms part of the property.

SITUATION

Tucked into the hillside, the cottage enjoys a prime position with panoramic views over unspoilt countryside and across the valley to the iconic Shelsley Walsh Hill Climb.

Located on a quiet country lane, the property is close to the villages of Great Witley and Abberley, both offering a good range of local amenities. It falls within the catchment area of the highly regarded Chantry School in Martley.

The cathedral city of Worcester is approximately 12 miles away, offering extensive facilities, mainline rail links to Birmingham and London Paddington. Convenient access to the M5 via Junctions 5, 6, and 7.

Surrounded by rolling hills and scenic landscapes, the area is rich in walking routes, outdoor pursuits, and rural charm.

LOCAL AUTHORITY

Malvern Hills District Council

SERVICES

Mains water and electricity, shared private drainage, storage heaters.

COUNCIL TAX

E

WAYLEAVE, EASEMENTS & RIGHTS OF WAY

A public footpath runs across the property, please speak with the selling Agent for further information.

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

PLANS & BOUNDARIES

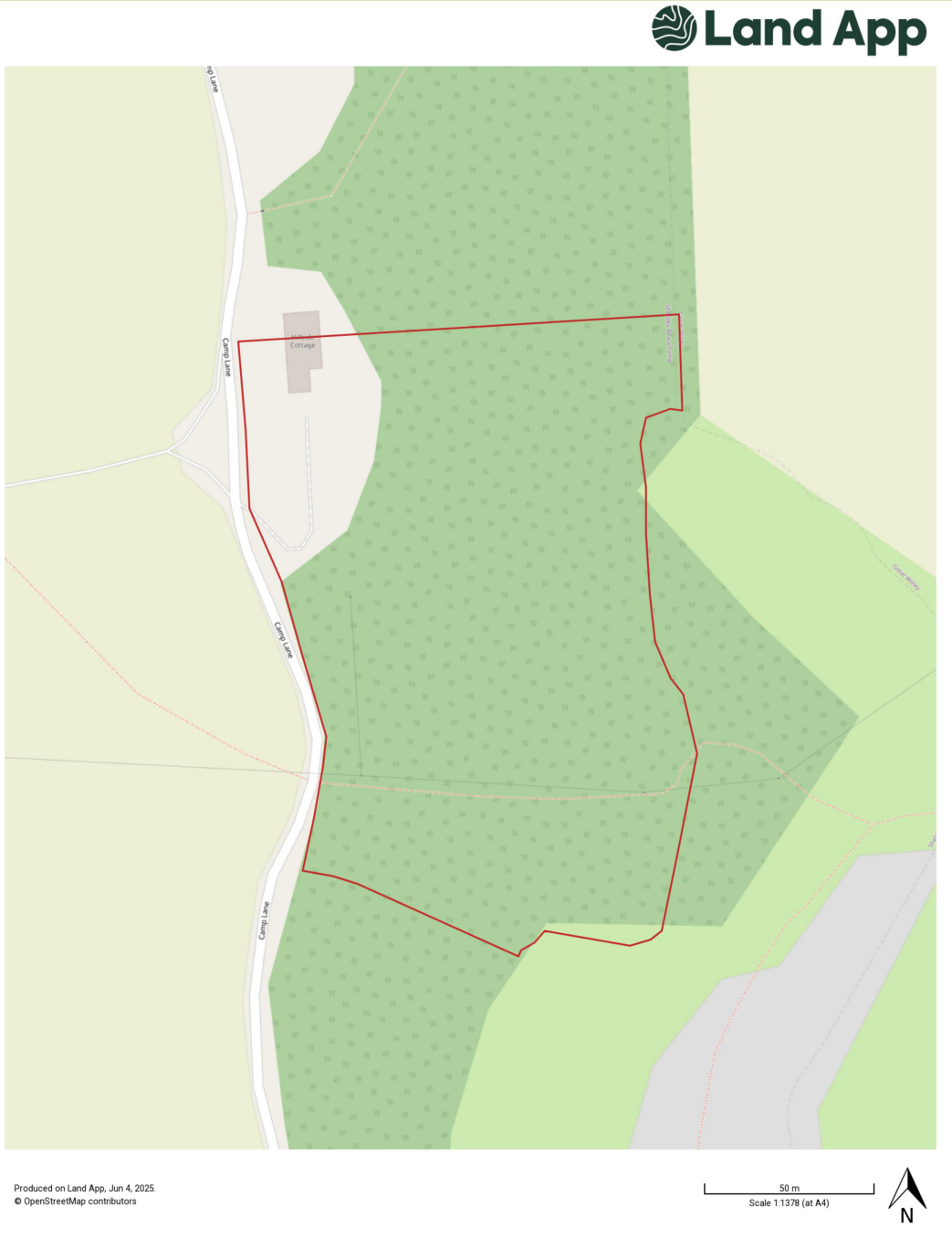
The plans within these particulars are based on Ordnance Survey data and provided for reference only. They are believed to be correct but accuracy is not guaranteed. The purchaser shall be deemed to have full knowledge of all boundaries and the extent of ownership. Neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

VIEWINGS

Strictly by appointment with the Agent.

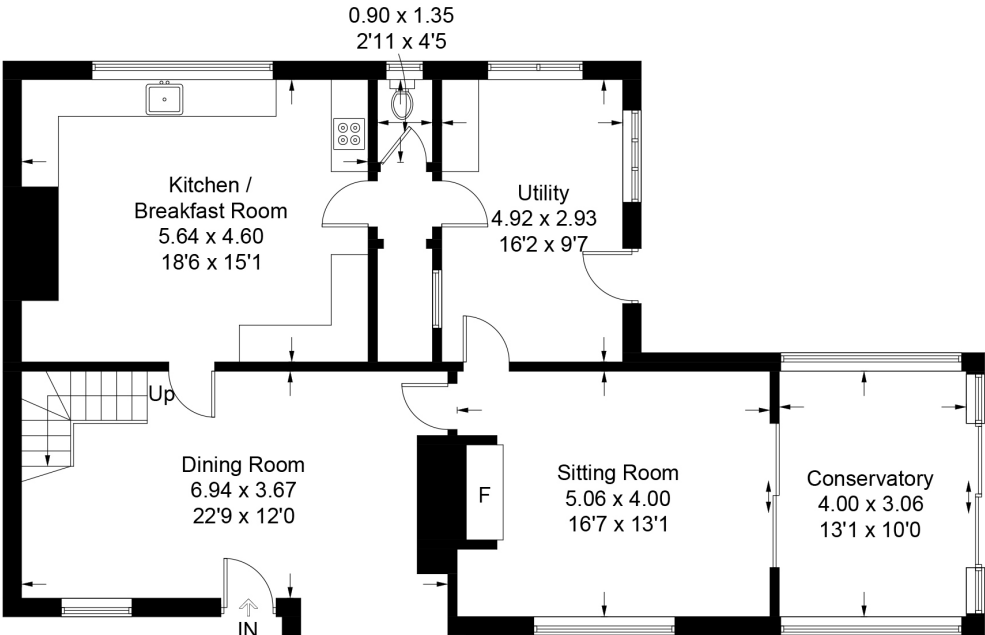
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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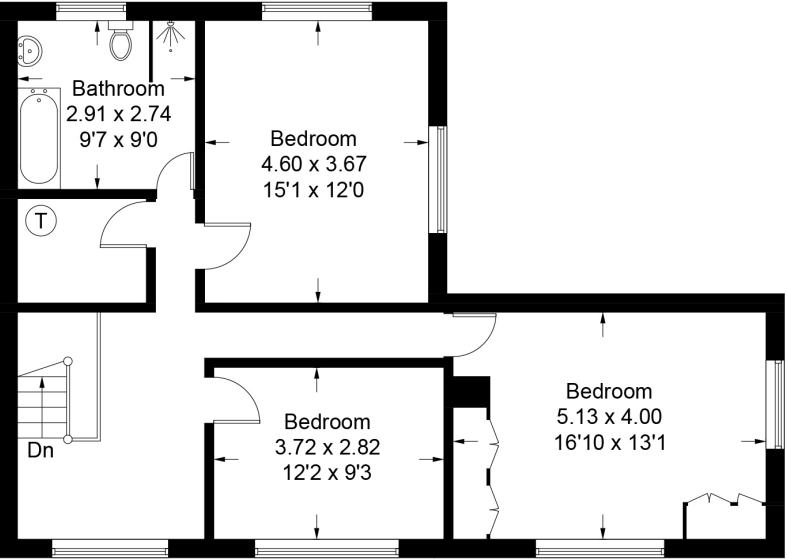


2 Hillside Cottages, Camp Lane

Approximate Gross Internal Area = 185.4 sq m / 1996 sq ft



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact.



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