



Hillview Terrace, Beacon Road, WR14 4EH

Offers Over **£250,000**

Tenure: Freehold

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Summary

Set right at the foot of the iconic Worcestershire Beacon, Hillview Cottage offers a rare opportunity to live within the Malvern Hills rather than just beside them. Step outside and the hills quite literally become your garden - with walking, cycling and breath-taking views in every direction. Just a few minutes drive from Great Malvern, this charming one-bedroom cottage is perfect as a peaceful bolthole, weekend retreat or low-maintenance main home for those who value lifestyle over lawns.



Key Features

- Located in the heart of the Malvern Hills
- One-bedroom cottage dating back to 1800s
- Breath-taking countryside views from the bedroom
- Quiet courtyard area for outdoor seating
- Secure storage for outdoor equipment
- Perfect base for walkers, cyclists and nature lovers
- Potential to create additional accommodation (STP)
- Ideal lock-up-and-leave countryside retreat
- EPC Rating E
- Council Tax Band B





Main Description

Few homes can genuinely claim the Malvern Hills as their front garden - Hillview Cottage is one of them. Tucked into the hillside at the foot of the Worcestershire Beacon, this characterful cottage is surrounded by open countryside, walking routes and cycling trails, with the summit reachable in around twenty minutes on foot. From there, sweeping views stretch across Worcestershire and Herefordshire, changing with the seasons and light.

Despite its wonderfully rural feel, the cottage enjoys excellent access to everyday pleasures. Great Malvern is just a short drive away, offering independent cafés, pubs, restaurants, train station and the renowned Malvern Theatre. Closer still, two welcoming pubs and a local café sit within walking distance – perfect for relaxed lunches or evenings without needing the car.

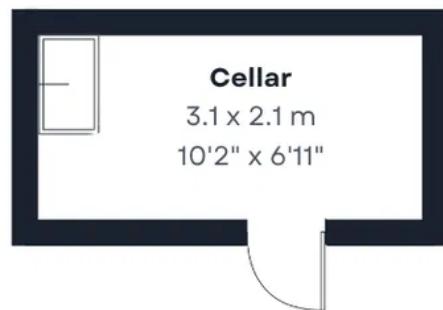
Inside, the cottage offers a cosy and thoughtfully arranged layout, ideal for those who enjoy simplicity and time spent outdoors. The living space feels warm and welcoming with an exposed brick chimney and beautiful views. The modern kitchenette is bright and thoughtfully arranged, with space for a small two-seater table and chairs and a pleasant outlook over the courtyard. Outside, the courtyard offers a quiet spot for a morning tea before heading out into the surrounding hills - an ever-changing landscape that provides endless space to explore, unwind and reconnect with nature.

The bedroom is a peaceful retreat with outstanding views you'll never tire of waking up to. The spacious shower room features a walk-in shower, wash basin and WC, and its generous proportions present the potential to reconfigure the layout to create a small hallway and staircase leading to the substantial loft space above, which could offer scope for conversion into a second bedroom, subject to the necessary planning permissions.

Below the cottage, a secure and dry basement provides excellent storage for bicycles, and offers the option to serve as a utility room. In addition, a separate block-built outbuilding to the rear of the property offers further practical storage, keeping everyday living spaces clear and uncluttered.

Hillview Cottage works beautifully as a countryside escape, a lock-up-and-leave retreat, or a full-time home for those drawn to outdoor living. With events at the nearby Three Counties Showground held throughout the year, and miles of trails on your doorstep, this is a home that invites you to slow down, step outside, and truly enjoy where you live.





Approximate total area 399ft²

ZOE DAVIES
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