



2 Minster House
Bewdley DY12 1BS

Andrew Grant

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Westbourne Street, Bewdley DY12 1BS

4 Bedrooms 2 Bathrooms 1 Reception Room

A high quality grade 2 listed residence which has so much to offer, beautifully situated in a quiet corner of Bewdley within easy walking distance of the riverside and town centre. Recently refurbished throughout to a high standard, rich in period detail and providing expansive and versatile accommodation across four floors.

- Newly refurbished to a high standard with period details tastefully taken into consideration.
- Well equipped kitchen with stylish cabinetry and original beams on the ceiling.
- Warm and inviting living room with an Inglenook fireplace housing a multi-fuel stove.
- Parking space and private garden backing on to a green space.
- Sizable cellar with power, lighting, heating and a window/fire escape. Perfect for storage, home gym or games room.
- Stunning bathrooms with high end finishings and relaxing colour pallets.

1736 sq ft (161.3 sq m)





The kitchen

The dual aspect kitchen flows nicely out to the rear garden and has ample space for a table and chairs making it for dining and entertaining. It is tastefully fitted with cream coloured wall and base units complimented by dark grey work surfaces housing a sink drainer and hob with extractor above. There is also a built-in oven, dishwasher and space/plumbing for a washing machine.





The living room

Upon entering the property via a stained-glass front door, you are greeted by the wonderfully inviting main living room which runs front to back of the property and floods with light with multi aspect windows and doors. Period features abound in this room including the most impressive Inglenook fireplace housing a multi-fuel stove. Doors from here radiate to the garden, kitchen and cellar and stairs in the corner rise to the first floor.





The primary bedroom

The primary bedroom is located on the second floor of the property making it a tranquil and secluded master bedroom. It has an adjoining room that can be used as a fourth bedroom or a dressing room. These rooms also benefit from an en suite bathroom.





Primary bedroom en suite

Adjoining bedroom four/dressing room is an excellent en suite shower room which makes great use of space and provides a walk-in tiled shower cubicle, vanity unit, low level WC and skylight affording great views across the rooftops.





Bedroom two

The second largest bedroom is wonderfully spacious with a delightful outlook across the neighbouring park. Benefiting from fitted wardrobes to one wall and delightful character detail including a brick fireplace and exposed beams.





Bedroom three

Bedroom three is another great size and similarly has lovely features such as a cast iron fireplace and overlooks the park at the rear.



The family bathroom

Situated on the first floor is the newly refurbished family bathroom. It is a tasteful balance of modern and period touches making it a truly unique place to relax and unwind.



The cellar

Accessed via a door and stairs from the living room is a versatile cellar conversion which the current owners utilise as a gym and has potential for additional living space, home working or as another bedroom. With power, lighting, heating and a window/fire escape.



The garden

An extremely private low maintenance garden rounds things off nicely, affording this town centre property with a pleasant seating area backing on to the park. Features lighting, a circular paved seating area and gravelled borders. A gate leads to another small area behind which is ideal for a shed or storing bikes and bins. This leads out to Westbourne Street.

Location

Westbourne Street is a tranquil corner of historic Bewdley, home to charming period properties and conveniently close to the town centre and riverside, both just moments away on foot. Nearby on Stourport Road, well-regarded primary and senior schools sit side by side.

The property backs onto a peaceful green space, once a medieval churchyard, now a leafy retreat for residents. The Severn Valley steam railway passes through, crossing the striking sandstone viaduct before heading into scenic countryside.

A short walk over the Telford bridge leads to the heart of Bewdley, where winding streets are lined with unique shops, pubs and restaurants. The town offers various sports clubs, while outdoor enthusiasts can explore riverside trails and the vast Wyre Forest Nature Reserve.

Services

The property benefits from mains gas, electricity, water and drainage.

Council Tax

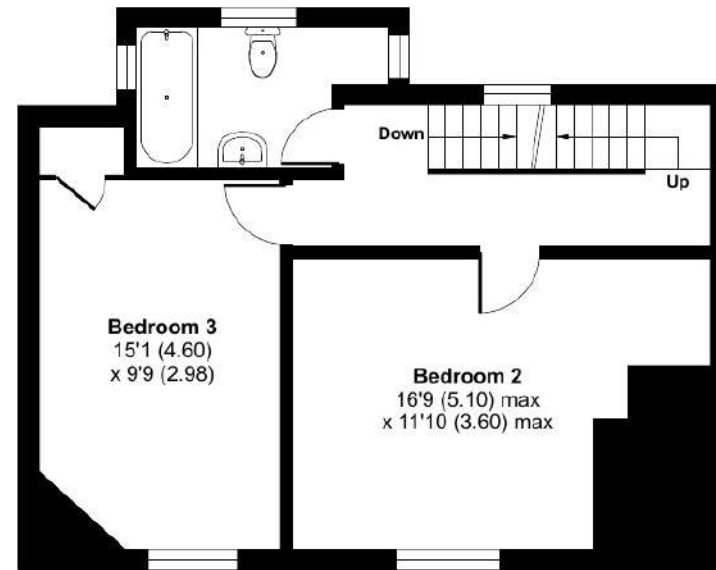
The Council Tax banding for this property is **Band D**



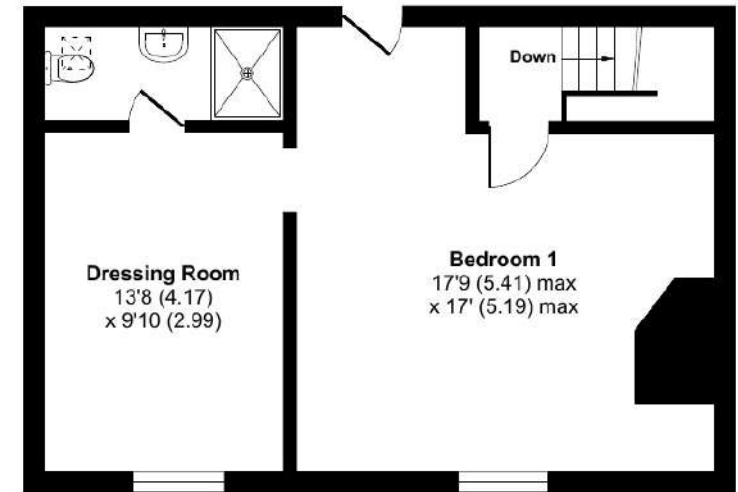
Westbourne Street, DY12

Approximate Area = 1736 sq ft / 161.3 sq m

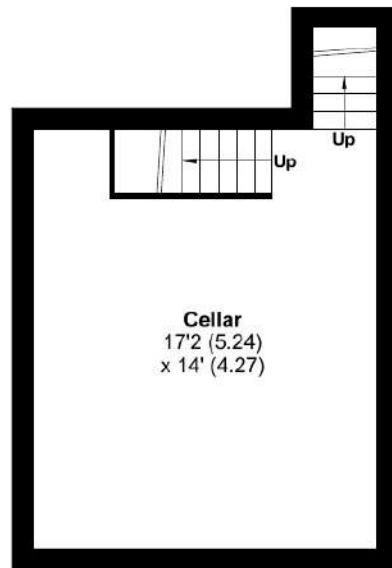
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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