



## 44 High Street

Bewdley, DY12 2DJ

Andrew Grant

# 44 High Street

Bewdley, DY12 2DJ

**3 Bedrooms   2 Bathrooms   3 Reception Rooms**

A Grade II listed home with character features, flexible living spaces and a generous south west facing garden in historic Bewdley.

- Late medieval home offering over 1,500 sq ft of characterful accommodation
- Exposed beams and versatile reception rooms
- South west facing walled garden with pergola topped deck, paved courtyard, lawn and workshop
- Set on Bewdley's historic High Street within a conservation area close to shops and the river

Dating from 1419, this Grade II listed home blends medieval character with modern comfort. A welcoming dining hall with exposed beams leads to a cosy sitting room and a generous living room where sliding doors open to the deck. The well equipped kitchen includes cream cabinetry, a range style cooker and breakfast bar, with a stable door to the patio. Upstairs the main bedroom enjoys dual-aspect views, alongside two further bedrooms. All are served by two stylish shower rooms. Outside, a pergola, gravel paths and a long lawn create an inviting south west facing garden oasis.

1531 sq ft (142.2 sq m)

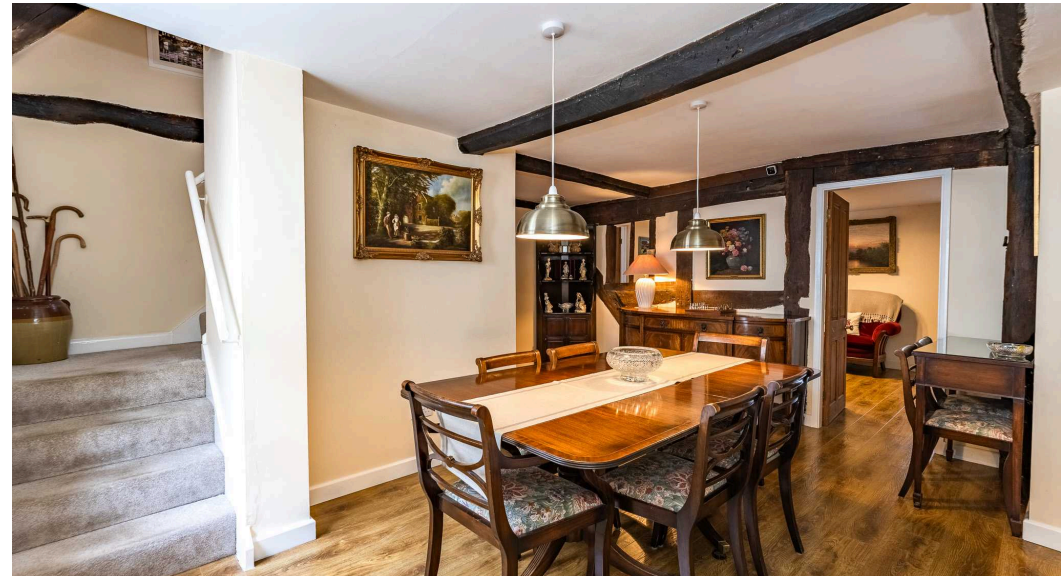




## The kitchen

The kitchen functions as the hub for preparing meals and casual breakfasts. Cream coloured cabinetry and dark worktops house a range style cooker, integrated appliances and a double sink beneath twin windows, while a pot rack and breakfast bar add practicality. A stable door opens to the courtyard and garden, and tiled flooring makes it ideal for everyday use.





## The dining room

Used as a dining hall or second sitting room, this front reception room welcomes guests from the entrance. Exposed ceiling beams and a wood floor frame ample space for an assortment of furniture. Stairs rise to the first floor and doorways leads to the sitting room and living room, creating an easy flow for entertaining.



## The living room

The generous living room is perfect for relaxed gatherings. A beamed ceiling and central timber post speak to the home's medieval origins. Sliding doors open to the decked terrace and garden, and an internal door connects back to the dining hall, with another to the sitting room, creating an ideal flow around the home.





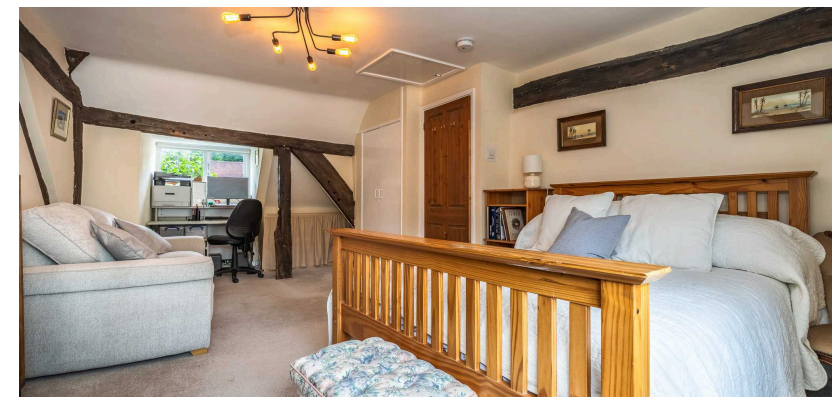
## The sitting room

The additional sitting room offers versatility as a snug, study or playroom. Exposed timber framing, contemporary lighting and wood flooring blend period charm with modern comfort. A doorway opens to the dining hall and a window overlooks the decked terrace, making this a useful retreat away from the main living space.



## The primary bedroom

The spacious primary bedroom provides a restful retreat. Original timbers add character, while an airing cupboard provides storage and houses the hot water tank. There is space for a seating area or desk, and dual windows look out over both the frontage and gardens.





## The second bedroom

The second bedroom is a generous double suited to guests or family members. An exposed ceiling beam and a bank of mirrored wardrobes enhance the sense of space and light. Two windows overlook the rear garden, and the room enjoys easy access to the contemporary family shower rooms across the landing.





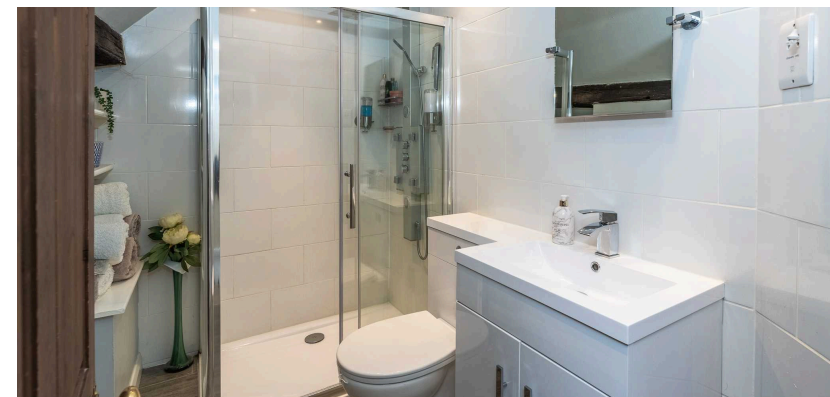
## The third bedroom

The third bedroom offers flexible accommodation for children, guests or a home office. Timber cross beams and twin windows lend charm and a built-in double wardrobe with shelving completes the space. Positioned close to the family shower room, it completes the sleeping arrangements on the first floor.



## The shower rooms

Two contemporary shower rooms serve the home. Each features a generous glazed enclosure, white sanitaryware and vanity storage set against sleek tiled walls.





## The garden

Immediately outside the living room French doors is a timber deck sheltered by a pergola, leading to a paved courtyard with an area for seating, barbecue area and space for alfresco dining.



Beyond the courtyard, gravelled paths meander past colourful planters and a green workshop to a long south west facing lawn bordered by mature shrubs and hedging, offering sunshine and seclusion.

## Location

Bewdley is a picturesque Georgian riverside town on the River Severn, known for its independent shops, cafés and historic architecture. The house sits on the High Street within the conservation area, placing everyday amenities, eateries and the waterfront on the doorstep. The Severn Valley Railway and the Wyre Forest provide outdoor leisure, while local primary and secondary schools and road links to Kidderminster and Worcester make the town popular with families.

## Services

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

Broadband Speed: Superfast broadband available. Download speeds up to 80 Mbps and upload speeds up to 20 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (source: Ofcom checker).

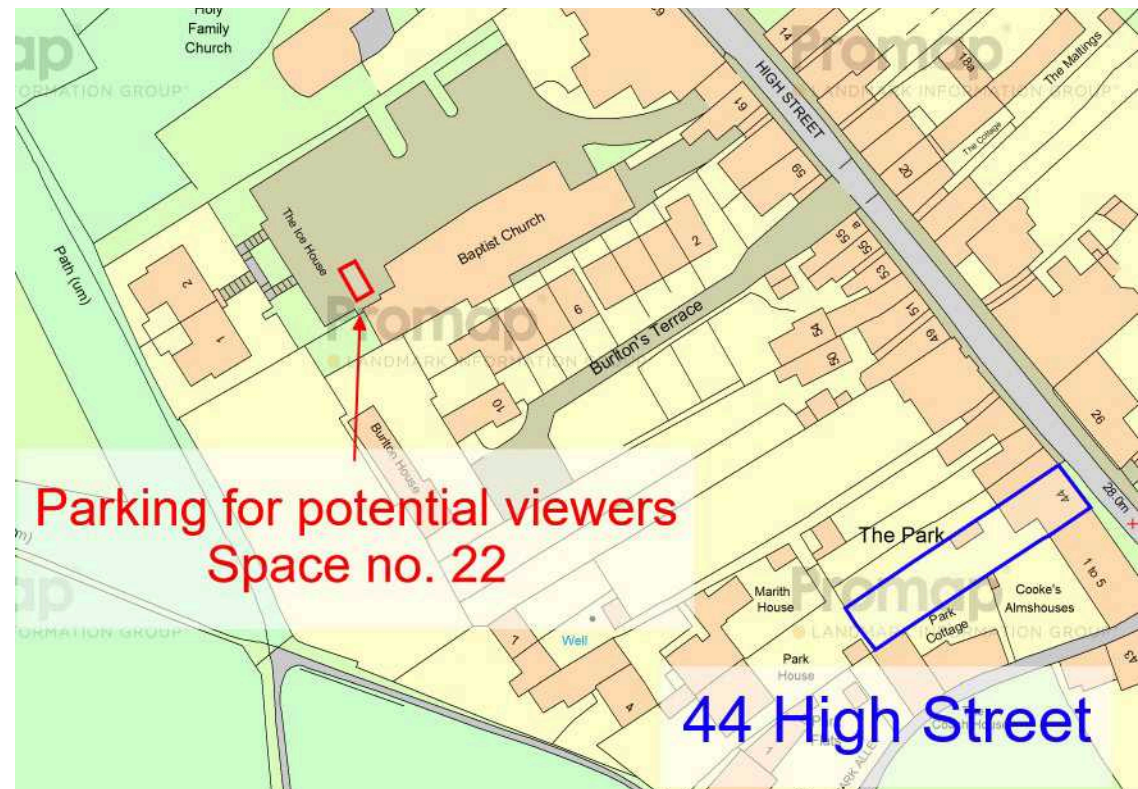
Flood Risk (Long term forecast): According to the Environment Agency's long term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band E

## Agent Note

The vendors have informed us that they currently rent a parking space close by.



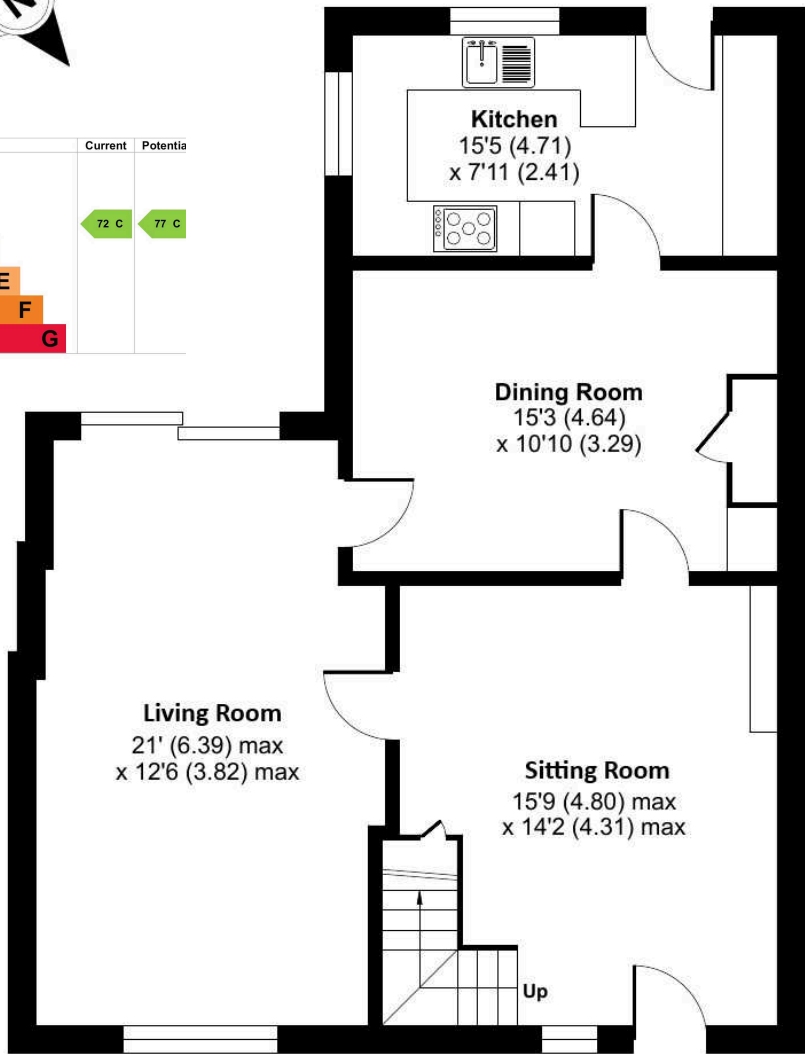
# High Street, Bewdley, DY12

Approximate Area = 1531 sq ft / 142.2 sq m

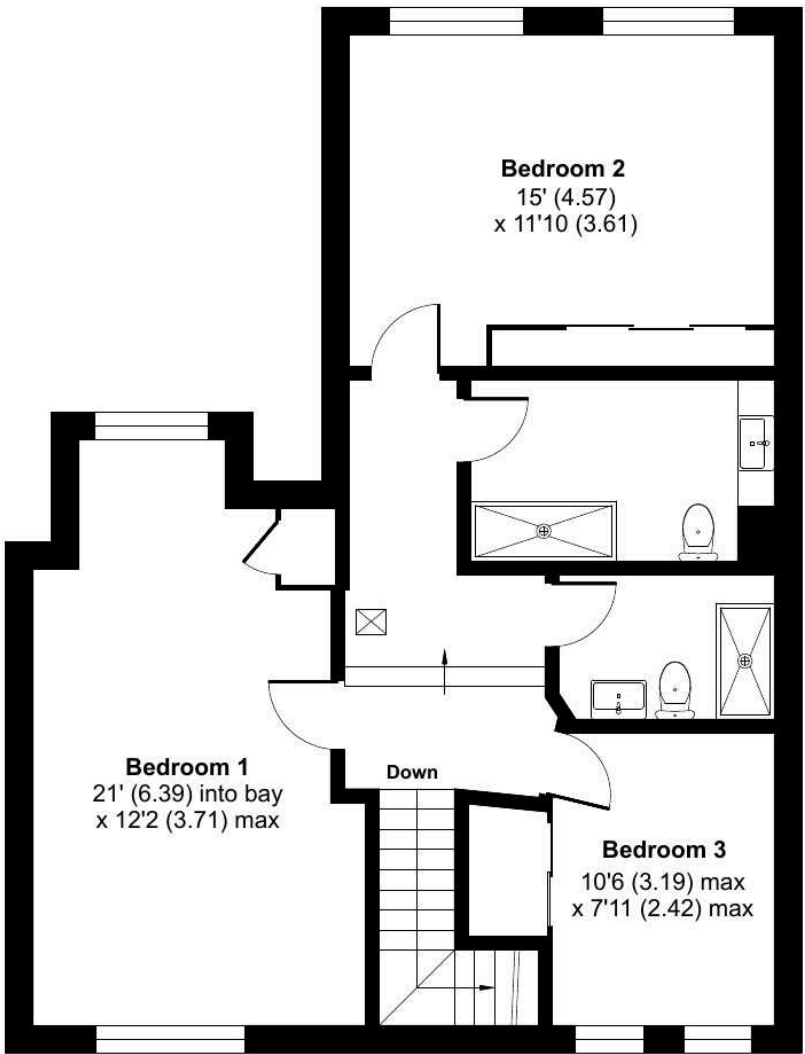
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
<20	G		



**GROUND FLOOR**



**FIRST FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2026. Produced for Andrew Grant. REF: 1466064



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)