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Andrew Grant



York House




STRATFORD

York House

Wenlock Road, Bridgnorth, WV16 4QB

An extended period home with a separately accessed annexe offering flexibility for multigenerational living or potential rental income.

4 Bedrooms | 3 Bathrooms | 3 Receptions | Annexe

Behind its traditional bay fronted exterior, York House brings together period detail, extended living spaces and a separately accessed first floor annexe, currently used for Airbnb stays. A kitchen, fitted in February 2026, opens into a characterful dining room, complemented by a garden facing living room and a separate snug. Three bedrooms occupy the main home's upper floors, including a primary suite, while the annexe provides a fourth bedroom and its own living facilities. An established rear garden, extensive driveway parking and garage storage complete the property.

1883 sq ft (174.9 sq m)

Freehold

The ground floor

Fitted in February 2026, the kitchen pairs green cabinetry with pale worktops and tiled splashbacks, with a built in hob and extractor. A rooflight brightens the working space, while the window above the sink looks across the garden and the open layout connects naturally with the dining room.

Exposed brickwork, a substantial timber mantel and a stove give the dining room warmth and character, with terracotta toned tiles continuing through from the kitchen. Double doors within the glazed rear bay open onto the garden, making this an inviting setting for meals throughout the seasons.

The extended living room has space for generous seating, with a fireplace providing a focal point and a broad glazed bay framing the garden. Double doors open directly outside, bringing an easy connection between this principal reception room and the rear terrace.

With its wide front bay window and ceiling coving, the snug retains the character of the original home. Separate from the larger rear reception spaces, it offers somewhere quieter to read or relax and could equally serve as a home office.






Utensils




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Adjoining the kitchen, the utility room provides additional cupboards, worktops and a sink, with space for laundry appliances and an external door to the side. The separate cloakroom includes a WC and washbasin, finished with panelling to the lower walls.

Timber floorboards and a staircase with turned spindles give the entrance hall an inviting introduction, complemented by decorative doorway detailing. The porch also provides access to the annexe's separate staircase, allowing guests or relatives to come and go without passing through the main home.







The first and second floors

The primary suite occupies the second floor, where sloping ceilings, a Velux window and a rear dormer window create a bedroom with its own distinctive character. The adjoining en suite includes a corner shower, vanity basin and WC.

Overlooking the rear garden, the second bedroom combines a broad window with wardrobes extending along one wall. This double bedroom is served by the family bathroom.

A projecting bay window gives the third bedroom a bright outlook to the front, echoing the character of the snug below. Its double bedroom proportions also allow space for a desk, offering a useful arrangement for study or working from home.

A freestanding bath and separate walk in shower give the family bathroom a considered balance of comfort and practicality. Textured wall tiles add interest around the bath, complemented by a vanity basin, WC and recessed ceiling lighting.

















The annexe

Accessed by its own staircase from the front porch, the annexe has a combined kitchen and living room with a broad front window. A compact kitchenette provides cupboards, a worktop and a sink, supporting the current Airbnb use or accommodation for relatives.

The double bedroom lies at the rear of the annexe, with a window overlooking the garden and direct access to its own shower room. Set apart from the main home's bedrooms, it offers a separate retreat for guests or an extended family member.

The en suite is finished with tiled walls and includes a glazed shower enclosure, a vanity basin with drawers and a WC. These dedicated facilities complete the annexe's arrangement, keeping its bathing provision separate from the main home.









The garden and parking

A central lawn gives the rear garden an open feel, framed by raised beds, established shrubs and small trees. Paved terraces provide different places to sit, with direct access from the dining and living rooms making the garden a natural extension of the ground floor.

Further into the garden, a pergola shelters a paved seating area beside the fish pond, creating a more tucked away setting among the mature greenery. Timber garden structures and a bike shed provide storage, while the varied beds offer plenty of scope for keen gardeners.

The broad private driveway accommodates five cars, or a large caravan with four cars or vans, giving buyers considerable parking flexibility. The attached garage is used for storage rather than car parking, with room for motorbikes or equipment, while side access leads to the rear garden.















Location

York House stands on Wenlock Road in Bridgnorth, a historic Shropshire market town with a distinctive landscape of High Town above the River Severn and Low Town along its banks.

The town centre brings together independent shops, cafés, pubs and regular markets, with further businesses around the quayside. Its established streets offer a varied setting for shopping, eating out and meeting friends.

Local schooling includes Castlefields Primary School and Oldbury Wells School for secondary education.

The A458 links Bridgnorth with Shrewsbury and Stourbridge, while the A442 connects towards Telford and Kidderminster. Mainline railway stations are available in surrounding centres, with Bridgnorth itself served by the heritage Severn Valley Railway.

Castle Walk, the castle gardens and riverside paths offer a choice of places to explore. The Cliff Railway connects the town's two levels, while the surrounding Severn Valley provides opportunities for countryside outings.



Services

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

Broadband Speed

Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

Mobile Coverage

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

Flood Risk

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.

EPC

The EPC rating for this property is: D

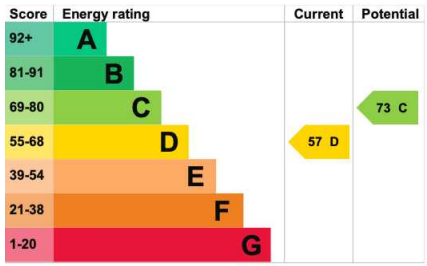
Council Tax

The Council Tax for this property is Band C

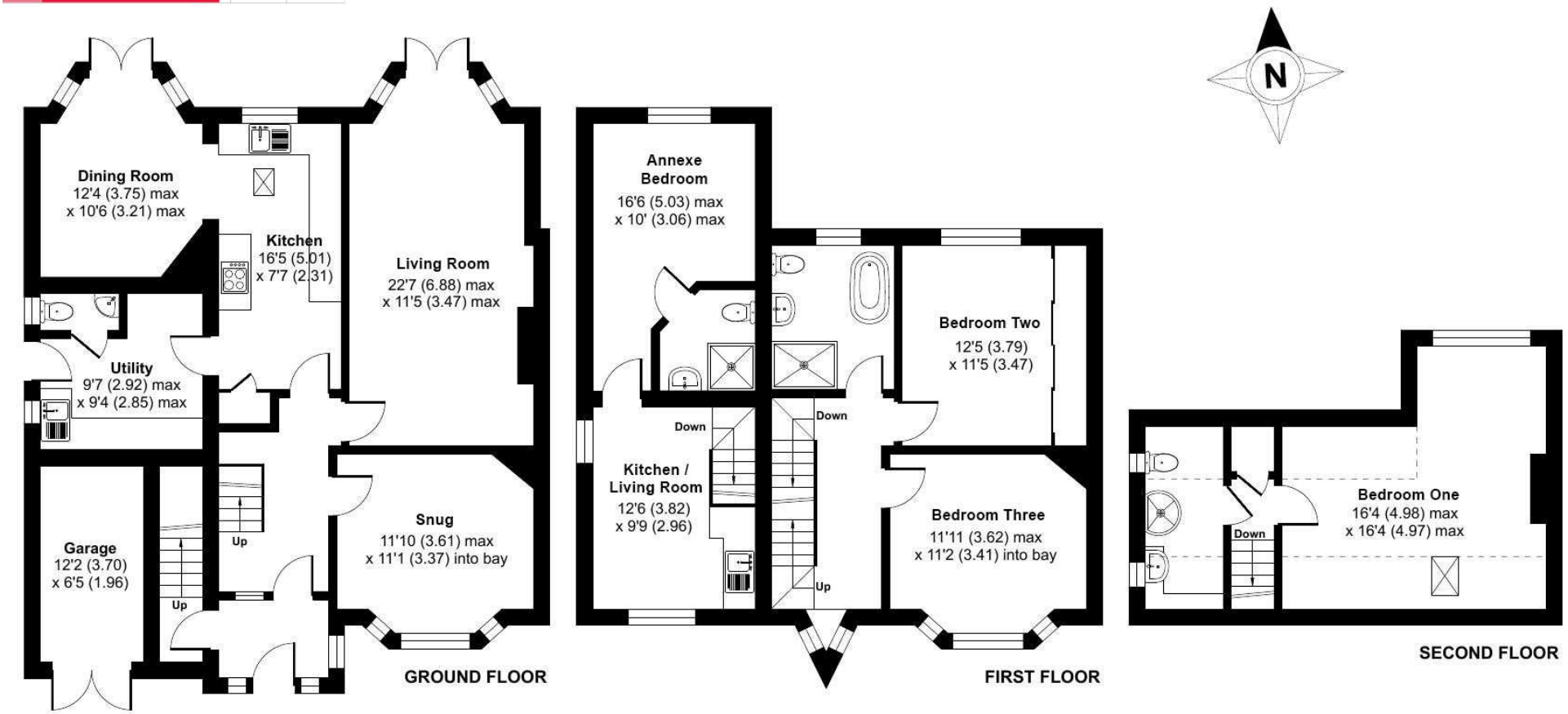


York House, Wenlock Road, Bridgnorth, WV16

Approximate Area = 1883 sq ft / 174.9 sq m
Limited Use Area(s) = 112 sq ft / 10.4 sq m
Garage = 78 sq ft / 7.2 sq m
Total = 2073 sq ft / 192.5 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Andrew Grant. REF: 1540195

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