



Elliot Heath
ESTATE AGENTS

22 Bluecoat Yard, Ware
Guide Price **£800,000**

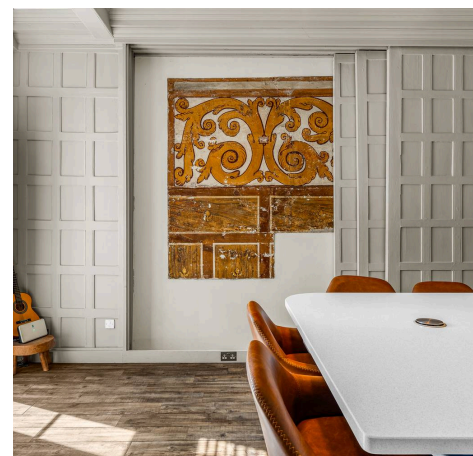
22 Bluecoat Yard

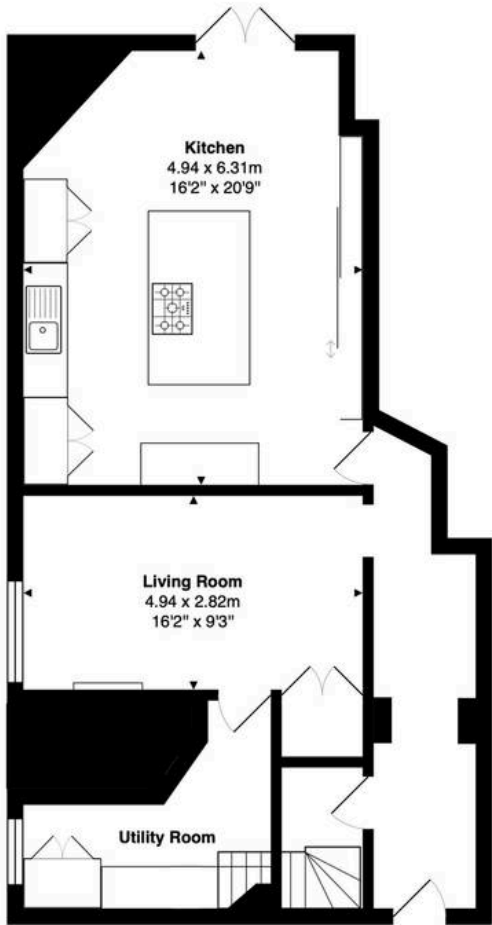
Ware, Ware

Exceptional listed period home in sought-after Bluecoat Yard. Beautifully refurbished with period features, 4 bedrooms, garden, parking, and central Ware location near station and amenities.

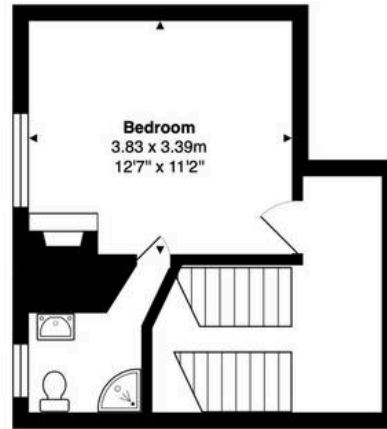
Council Tax band: E

Tenure: Leasehold



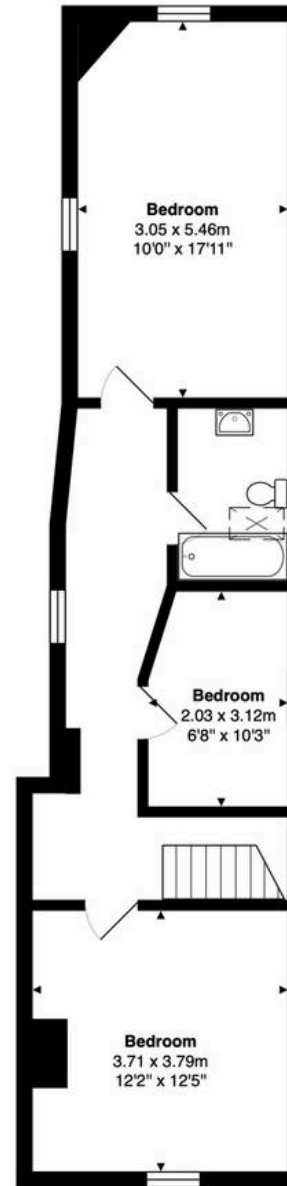


Ground Floor
Area: 67.1 m² ... 722 ft²



First Floor
Area: 25.1 m² ... 270 ft²

Total Area: 147.6 m² ... 1589 ft²



Second Floor
Area: 55.5 m² ... 597 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

With 17th century panelling to walls, radiator, doors to:

Inner Hallway

With wood flooring and stairs rising to first floor landing.

Living Room

16' 2" x 9' 3" (4.94m x 2.82m)

With large 17th century window, radiator, 17th and 18th century panelling to walls with built in storage cupboards, 17th century open fireplace with mantelpiece and inset wood burning stove, door to:

Utility Room

With multi pane window to side aspect, fitted storage units, appliance space, tiled flooring, radiator.

Kitchen

16' 2" x 20' 8" (4.94m x 6.31m)

With multi pane doors and windows to the rear garden with fitted shutters, original cast iron fireplace, 17th century panelling to walls including sliding screen which opens to reveal a medieval wall painting, wood flooring, radiator. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, island unit.

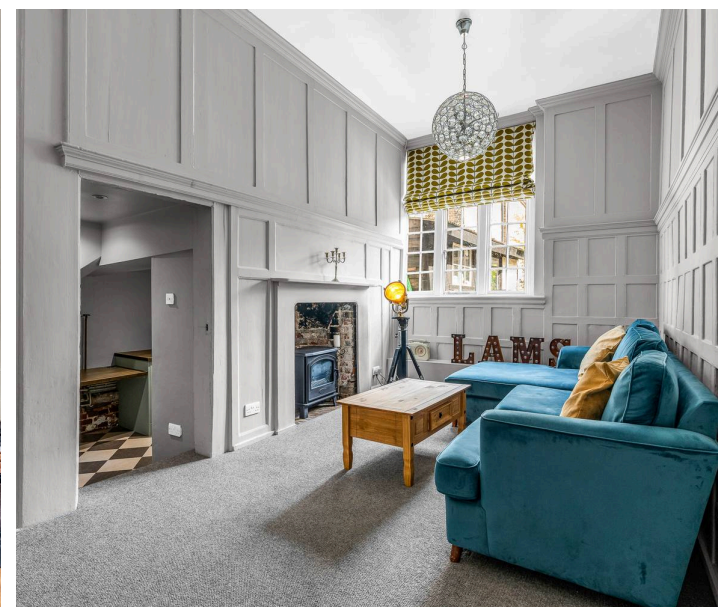
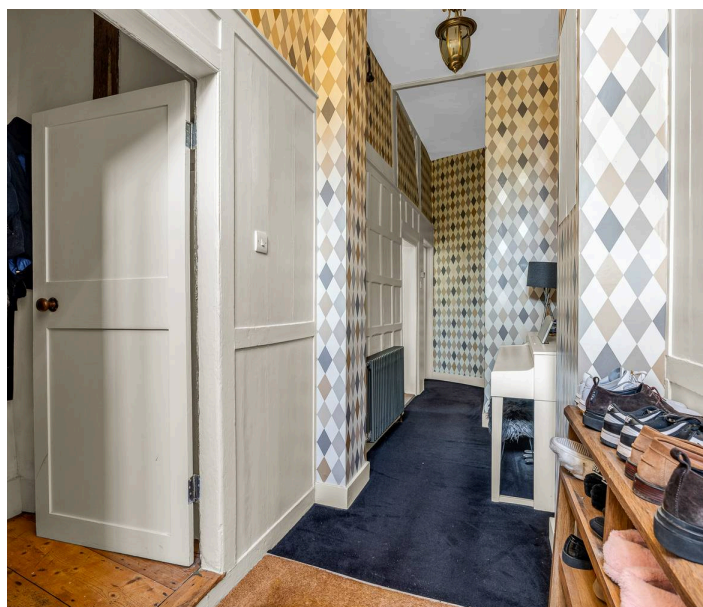
First Floor Landing

17th century stair tower featuring exposed medieval timbers and possible priest hole, leading to first floor landing with hand turned 17th century balusters, 18th century staircase within stair tower to second floor. Door to:

Bedroom One

12' 7" x 11' 1" (3.83m x 3.39m)

With multi pane window to side aspect, open 18th century fireplace with tiled hearth and mantelpiece, 18th century panelling to walls, radiator, wood flooring, door to:



En Suite Shower Room

With multi pane window to side aspect with obscure glass.
Fitted with a suite comprising shower cubicle, concealed cistern
w.c., vanity unit with inset wash hand basin, heated towel rail,
tiled splash back areas.

Second Floor Landing

With multi pane window to side aspect, radiator, wood flooring,
doors to:

Bedroom Two

10' 0" x 17' 11" (3.05m x 5.46m)

Dual aspect multi pane windows, radiator, feature cast iron
fireplace with York stone hearth, wood flooring.

Bedroom Three

12' 2" x 12' 5" (3.71m x 3.79m)

With multi pane window to front aspect, exposed beams,
radiator, wood flooring.

Bedroom Four

6' 8" x 10' 3" (2.03m x 3.12m)

With multi pane window to side aspect, radiator, exposed
timbers.

Bathroom

With double Velux window. Fitted with a suite comprising tile
enclosed bath with shower over and glass shower screen, dual
flush w.c, vanity unit with inset wash hand basin, chrome heated
towel rail, tiled splash back areas, tiled flooring.





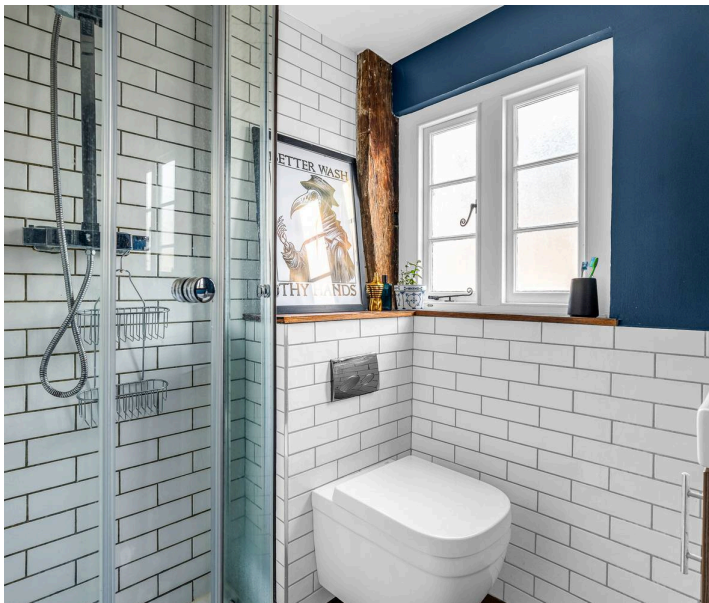
REAR GARDEN

Large walled southerly aspect low-maintenance rear garden with paved and gravel seating areas and timber garden shed. Rear gated access.

ALLOCATED PARKING

1 Parking Space

Allocated parking for one vehicle and further visitor spaces.







Elliot Heath Estate Agents

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