Elliot Heath
ESTATE AGENTS

# 22 Bluecoat Yard, Ware

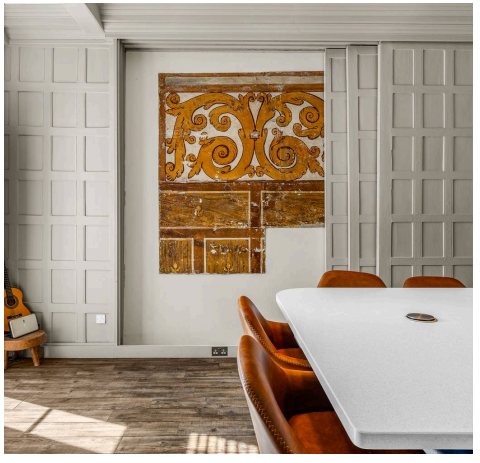
Offers Over **£725,000**

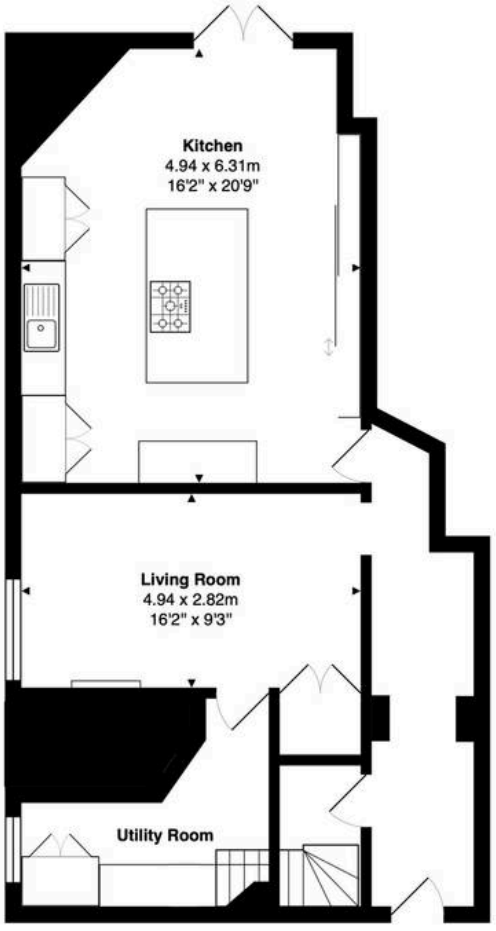
# 22 Bluecoat Yard

## Ware

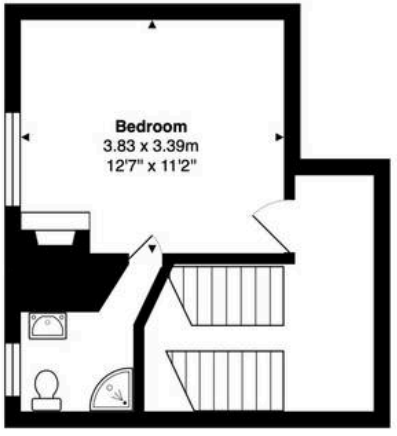
Exceptional listed period home in sought-after Bluecoat Yard. Beautifully refurbished with period features, 4 bedrooms, garden, parking, and central Ware location near station and amenities.
Council Tax band: E

Tenure: Leasehold



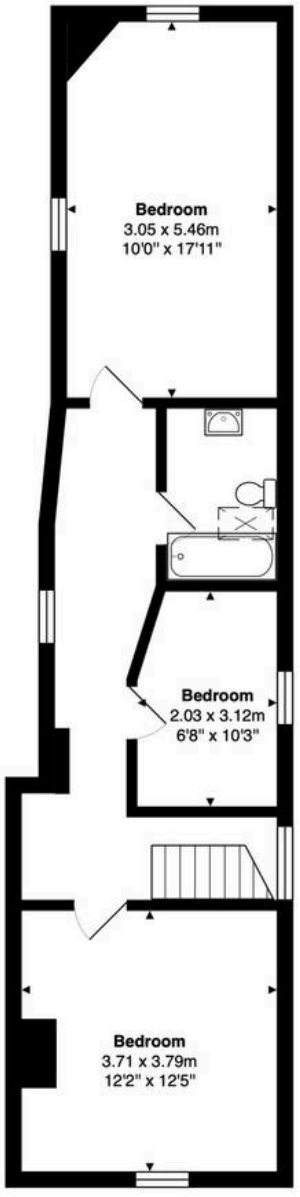



**Ground Floor**
Area: 67.1 m² ... 722 ft²




**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.

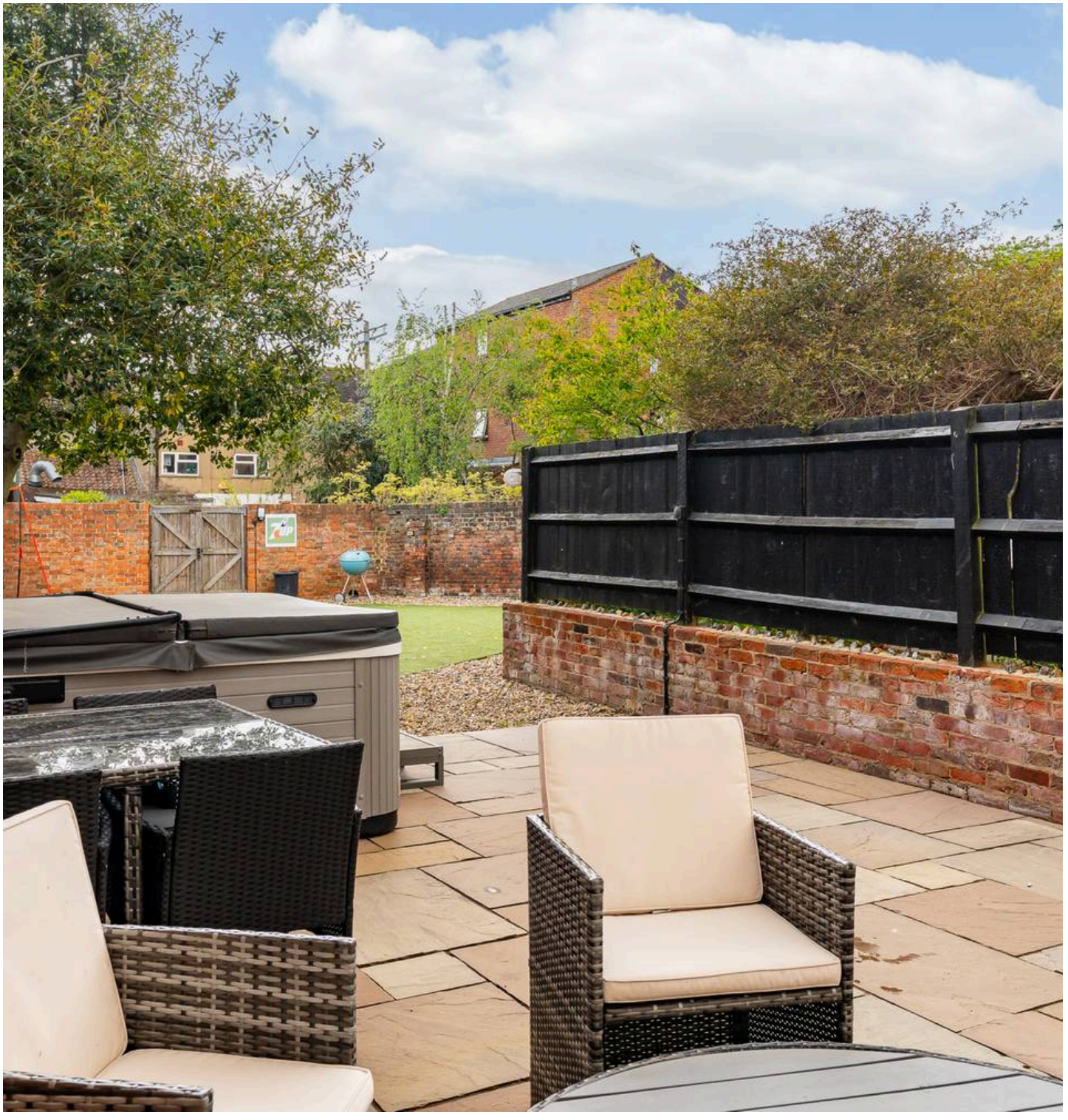
**Second Floor Landing**
With multi pane window to side aspect, radiator, wood flooring, doors to:

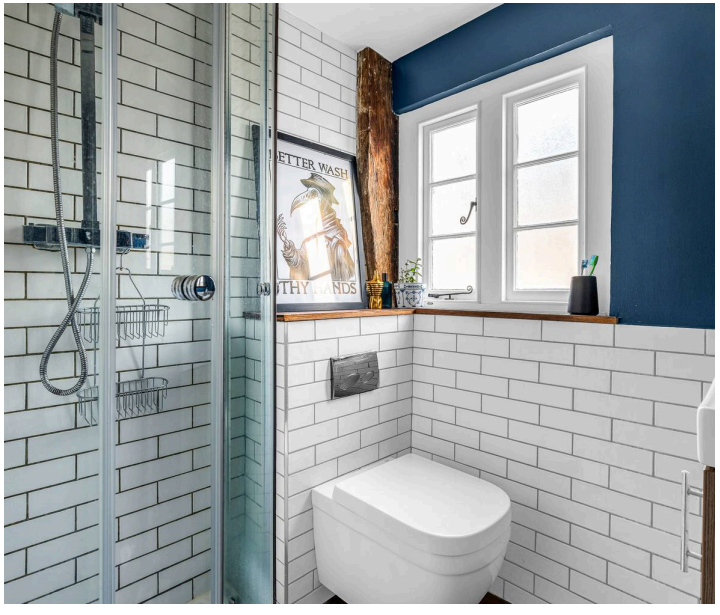
**Bedroom Two**
10' 0" x 17' 11" (3.05m x 5.46m)
Dual aspect multi pane windows, radiator, feature cast iron fireplace with York stone hearth, wood flooring.

**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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