







## Bluecoat Yard, Ware, SG12 9HL

Westwood Leber are delighted to bring to the market this beautifully presented Grade II\* listed four-bedroom terraced home offering a rare blend of historic charm and modern living, all within easy reach of Ware Town Centre, tucked away within the highly regarded Bluecoat Yard.

The property has been thoughtfully updated and meticulously maintained by the current owners, resulting in a home that feels both elegant and practical. Internally, the accommodation is deceptively spacious, arranged over multiple levels and offering excellent room proportions throughout.

The ground floor provides a welcoming flow with a generous lounge/dining room, ideal for both everyday living and entertaining, leading through to a well-appointed kitchen. The layout continues to impress with versatile living space, including a basement level currently used as a sitting room, complemented by a useful utility area.

Across the upper floors are four well-sized bedrooms, including flexible rooms suitable for home working or guest accommodation, alongside well-fitted bathroom facilities. Period features are tastefully retained, enhancing the home's character while blending seamlessly with modern finishes.

Externally, the property further benefits from parking, an increasingly valuable feature in such a central location. Positioned just moments from Ware's shops, cafés, riverside walks, and mainline railway station, this is a home that perfectly suits those seeking character, convenience, and space in equal measure.

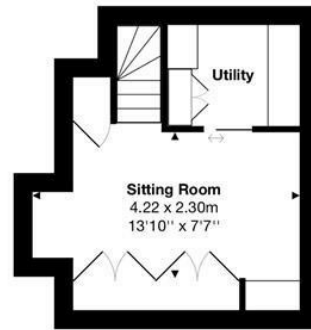
A truly charming and rarely available home in one of Ware's most sought-after locations.



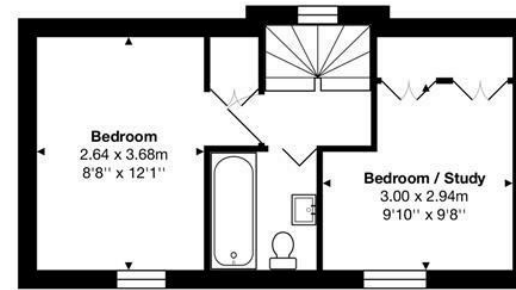


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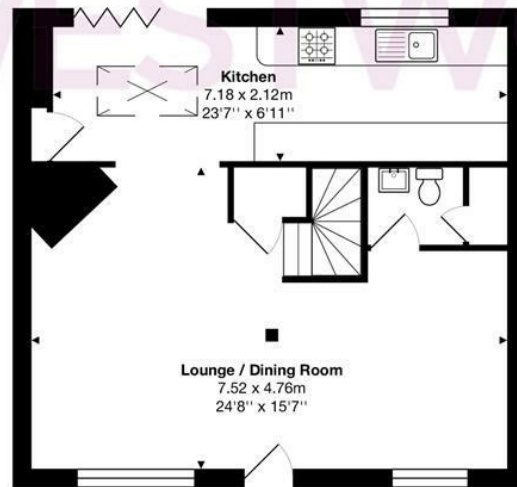
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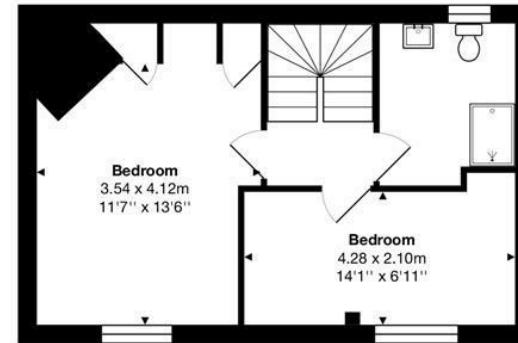
Basement



Second Floor



Ground Floor



First Floor

Total Area: approx. 132.7 m<sup>2</sup> ... 1428 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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