



Willbea Cottage Little St. Marys , Sudbury, CO10 9HX

Nestled in the charming area of Little St. Marys, Sudbury, this delightful pre-war cottage offers a perfect blend of character and comfort. Spanning an inviting 678 square feet, the property features two well-proportioned reception rooms, ideal for both relaxation and entertaining. The cosy atmosphere of these spaces is enhanced by the cottage's traditional design, making it a warm and welcoming home.

The cottage boasts two bedrooms, providing ample space for a small family or for those seeking a peaceful retreat. intimacy. The bathroom is conveniently located, ensuring practicality for everyday living.

With its quaint charm and convenient location, this cottage is an excellent opportunity for anyone looking to embrace a tranquil lifestyle in a historic setting. Whether you are a first-time buyer or seeking a charming rental, this property is sure to capture your heart.

Asking Price £250,000

Freehold

Willbea Cottage Little St. Marys

, Sudbury, CO10 9HX



- HALL / STUDY
- KITCHEN
- VILLAGE LOCATION
- 40' REAR GARDEN
- SITTING ROOM
- ELECTRIC HEATING
- NO ONWARD CHAIN
- DOWNSTAIRS BATHROOM
- TWO BEDROOMS
- MOSTLY DOUBLE GLAZED

DINING HALL

9'2 x 6'8 (2.79m x 2.03m)

SITTING ROOM

10'11 x 9'10 (3.33m x 3.00m)

GROUND FLOOR BATHROOM

6'2 x 5'6 (1.88m x 1.68m)

KITCHEN

11' x 7'6 widening to 9'1 (3.35m x 2.29m widening to 2.77m)

FIRST FLOOR LANDING/STUDY AREA

8'11 x 9'9 narrowing to 5'7 (2.72m x 2.97m narrowing to 1.70m)

BEDROOM ONE

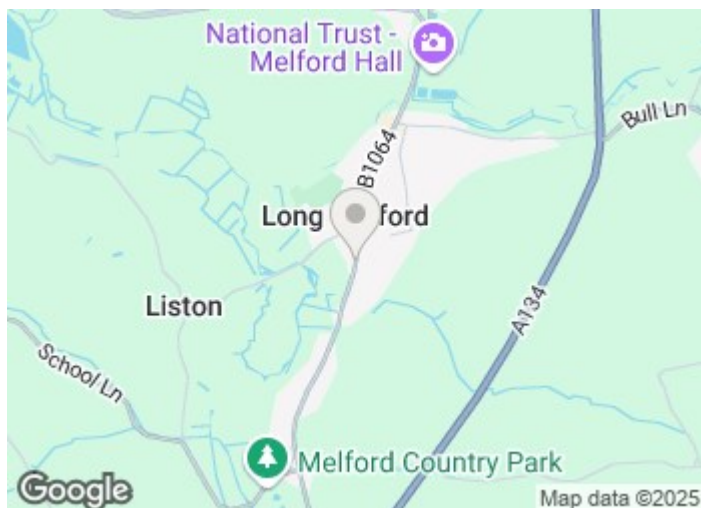
11'3 x 10'9 (3.43m x 3.28m)

BEDROOM TWO

10'1 x 8'1 (3.07m x 2.46m)

OUTSIDE

DIRECTIONS



[Directions](#)



Floor Plan

GROUND/FIRST FLOORS.
48.8 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA : 48.8 sq.m. (525 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC