



**Priors Cottage**  
**Walsham le Willows, Suffolk**

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# Priors Cottage, The Causeway, Walsham-le-Willows, Suffolk, IP31 3AB

Walsham le Willows is a picturesque and historic Suffolk village with local amenities including a pre-school and primary school, St Marys church and Congregational church, butchers, builders' merchant, two public houses, coffee shop and mobile post office. There are numerous clubs and groups including the family sports club, WI, bell ringers, history group, mother and toddler group as well as several annual events. The cathedral town of Bury St Edmunds (12 miles) and Stowmarket (12 miles) have an excellent range of schooling, shopping, recreational and cultural facilities and the latter has a mainline rail link to London Liverpool Street.

A two-bedroom semi-detached Grade II Listed cottage that has origins believed to date back to the 18<sup>th</sup> Century and is located on the periphery of this well regarded Suffolk village and only a short distance from all of its amenities on offer. It is fair to say that Priors Cottage does require a degree of refurbishment and updating throughout however consists of generous accommodation to both floors and enjoys an enclosed courtyard garden.

## A two-bedroom semi-detached Grade II Listed cottage situated in the wonderful village of Walsham le Willows.

Entrance door opening through to:

**ENTRANCE HALL:** Staircase rising to first floor. Tiled flooring. Doors to;

**SITTING ROOM:** Having built-in storage cupboards. Brick fireplace creating the main focal point of the room. Picture rail.

**KITCHEN/BREAKFAST ROOM:** Fitted with base units under work preparation surfaces that incorporate a 1½ bowl sink unit with mixer tap. There is a fitted Stanley range cooker. Built-in pantry style cupboard. Spaces for free standing fridge freezer, dishwasher and washing machine. Door to downstairs wet room and further door to;

**DINING ROOM:** Having an external door opening to the courtyard garden. Currently occupied as a formal dining room by the present owners however it would lend itself to a multiple of uses if so required.

**WET ROOM:** Having shower with part tiled surround and mosaic style tiled flooring, wash hand basin with mixer tap and W.C.

### First floor

**LANDING:** An inviting area with doors to;

**BEDROOM 1:** With front aspect. Being a generous size and having door opening through to the 'Jack and Jill' bathroom shared with bedroom 2.

**BEDROOM 2:** Again, of an excellent and having dual aspect to the front and side. Door to 'Jack and Jill' bathroom.

**BATHROOM:** Fitted with panelled bath with mixer tap and shower attachment over, wash hand basin and W.C. Large built in arched cupboard. *Agents note: The ceiling and walls to the bathroom appear to require attention.*

### Outside

The property is approached by a half height gate leading to a pedestrian path which in turn is flanked by low maintenance area that have a variety of flowering beds and established shrubbery. A further full height gate gives access to the side and enclosed courtyard with decked area. This area is ideally placed to enjoy warm summer afternoons and offer al fresco dining.

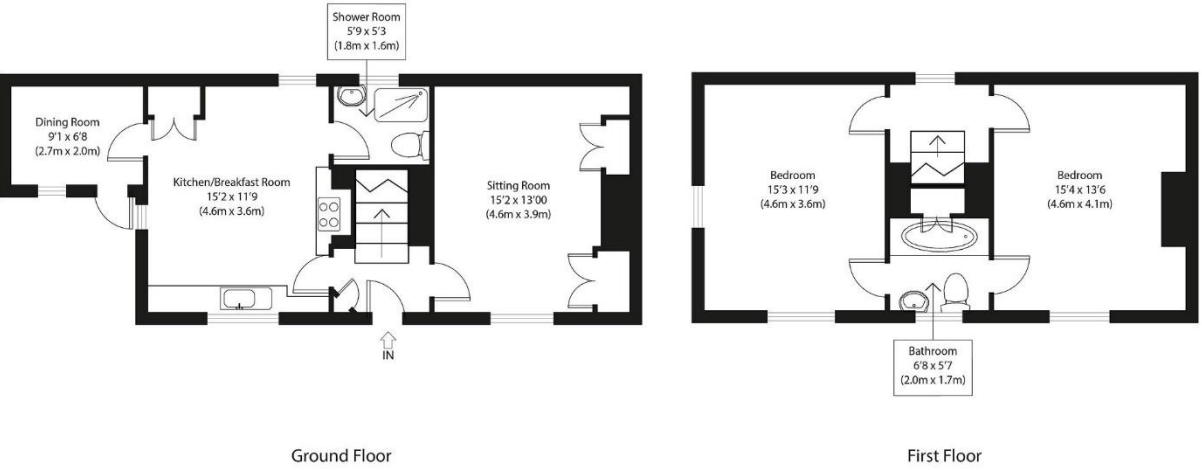
**SERVICES:** Mains water, drainage and electricity are connected. Oil radiator heating. **NOTE:** None of these services have been tested by the agent.

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**LOCAL AUTHORITY:** Mid Suffolk District Council. Band C.  
**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Approximate Gross Internal Area  
1020 sq ft (95 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosaingroup.co.uk



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