



**St Catherine's  
Walsham le Willows, Suffolk**

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BURR**

# St Catherine's, The Street, Walsham-le-Willows, Suffolk, IP31 3AA

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.

Situated in the heart of the picturesque village of Walsham-Le-Willows, St Catherine's is a beautiful unlisted detached cottage that combines timeless charm with modern updates. This unique property sits within a private plot and features an enchanting enclosed garden, a handy outbuilding and the convenience of private parking directly alongside.

## **A delightful two-bedroom unlisted detached cottage in the heart of a popular village with off road parking.**

On entering, a welcoming entrance hall leads you into the delightful sitting room, a cosy space that features a charming brick fireplace with a wood burner at its heart. Exposed wall and ceiling timbers enhance the rustic charm, while dual-aspect windows with shutters provide natural light and privacy. Moving through to the kitchen/breakfast room, you find a modern range of base-level cupboards, ample workspace, and a practical pantry, all designed to make cooking and entertaining a pleasure. There is space allocated for a cooker and fridge, as well as plumbing for a washing machine, making this a versatile and well-equipped room for everyday living.

The first-floor landing opens to two bedrooms and a recently updated bathroom. The principal bedroom is generously proportioned, offering exposed beams and a built-in cupboard, all beautifully accented by a front-aspect window that fills the space with natural light. The second bedroom, while smaller, is equally characterful, with exposed beams, two fitted wardrobes, and access to the loft, offering a cosy retreat or additional storage. The modern bathroom is fitted with a sleek suite that includes a rainfall shower over the bath, a WC, and a washbasin, all complemented by attractive wall tiling and a window with shutters, adding both functionality and a touch of luxury.

Outside, the garden is a true highlight of this property. Laid mainly to lawn, it includes a delightful patio seating area bordered by mature shrubs and vibrant flower beds, creating a serene space for relaxation or outdoor dining. At the rear of the garden stands a bespoke-built summer house, which is fully insulated with power and lighting, making it suitable for various uses, from a home office to a quiet retreat. Adjacent to the summer house is a convenient garden shed, which also has power connected and provides useful additional storage.

Completing the picture is the private driveway, providing off-road parking to the side of the cottage. St Catherine's presents a rare opportunity to enjoy village life in a home that marries character with comfort. Viewings are highly recommended to fully appreciate the charm and unique features of this special property.

**SERVICES:** Mains water, drainage and electricity are connected. Electric heating via air source heat pump. Solar panels. **NOTE:** None of these services have been tested by the agent.

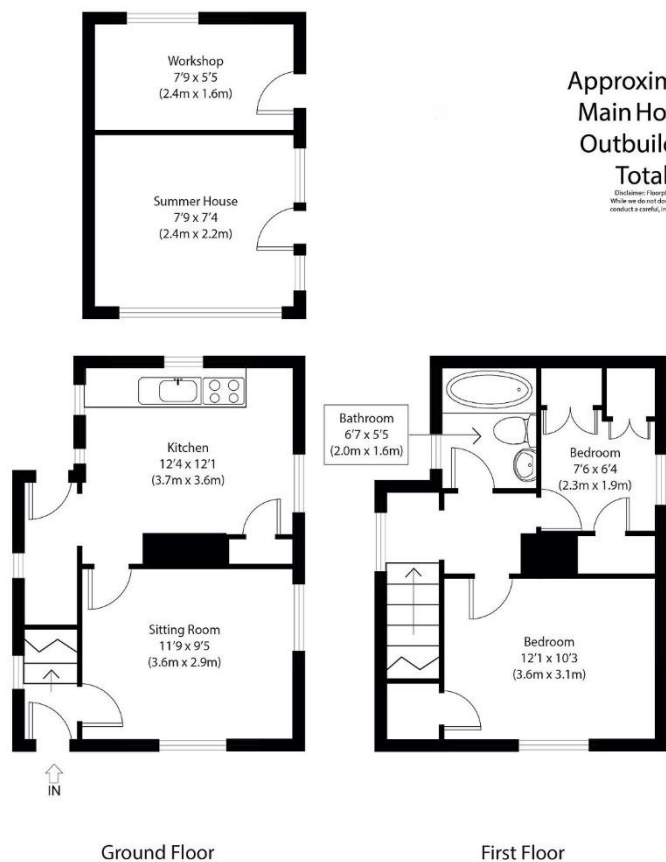
**LOCAL AUTHORITY:** Mid Suffolk District Council. Band C.  
**EPC Rating: C**

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**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  
Main House 640 sq ft (59 sq m)  
Outbuilding 100 sq ft (9 sq m)  
Total 740 sq ft (69 sq m)

Disclaimer: Floor plan 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 accurate valuation. [www.davidburr.co.uk](http://www.davidburr.co.uk)

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