



Looms Lane, Bury St. Edmunds

Sheridans



# Looms Lane, Bury St. Edmunds IP33 1HE

Offers In Excess Of £725,000

An outstanding detached 4 bedroom classically styled modern town house with separate 1 bedroom basement flat/annexe used as a successful air bnb and situated only a stones throw from the town centre and Abbey Gardens.

Built to a particularly high standard only 12 years ago this unique opportunity is ideal for those buyers seeking to live right in the town centre in a spacious modern town house with an adjoining property suitable as an annexe/flat or to provide an income.

5 Looms Lane, is a striking 3 storey town house with 4 bedrooms and elegant styling and proportions with an enclosed private rear garden and 6 Looms Lane, is a superb basement level 1 bedroom apartment presented in excellent condition.

The build has an excellent attention to detail with features including traditional railings to the front, sash windows, oak staircase and some oak floors with under-floor heating.

The property is offered with no onward chain and the immaculately presented accommodation in brief comprises an entrance hall with oak staircase to first floor and door to the well equipped kitchen with built in appliances and plenty of fitted cupboards beneath preparation worktops. The kitchen is open plan to the spacious dual aspect sitting/dining room with exposed feature brickwork and French doors opening to the rear gardens. A useful utility room and cloakroom complete the ground floor accommodation.

On the first floor, the landing leads to the second floor and to the three double bedrooms served by the family bathroom with bath and separate shower enclosure. On the second floor is the superb principal suite with useful walk in wardrobe and en-suite bathroom.

## Accommodation

6 Looms Lane, is the superb basment flat/annexe with stylish living space and beautifully presented accommodation in breif comprising steps down from street level to an entrance door opening to the spacious sitting/room with

windows to front and side and open plan to the well equipped kitchen with fitted units and appliances. An inner hall has a useful walk in cupboard and leads to the double bedroom with window to front and served by a bathroom, completing the accommodation.

## Outside

Side access leads to a full enclosed rear garden providing an excellent degree of privacy and an ideal area for outdoor entertaining and al-fresco dining. On street parking with parking permits available.

## Location

The house enjoys a prominent setting within the heart of the town, situated within a short stroll to the town centre, historic Abbey Gardens and excellent range of shops and cultural facilities the historic market town of Bury St Edmunds has to offer. The property is close to well-regarded schools and sports facilities, uniquely independent shops, well known high street stores, the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'Jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally, for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

## Directions

When turning into Looms Lane from Northgate Street, the house will be found on the right hand side.

## Services

- Superb classic style modern detached four bedroom house
- established profitable Airbnb within the basement flat/annex with 1 bedroom, sitting/dining room, kitchen and bathroom
- Town centre location only a stones throw from Abbey Gardens
- Permit parking available for 2 cars
- Beautifully presented accommodation
- Traditional features
- Under floor heating
- Dual aspect sitting/dining room, well equipped kitchen
- Utility, cloakroom
- Pincipal bedroom with en-suite, three remaining bedrooms, bathroom

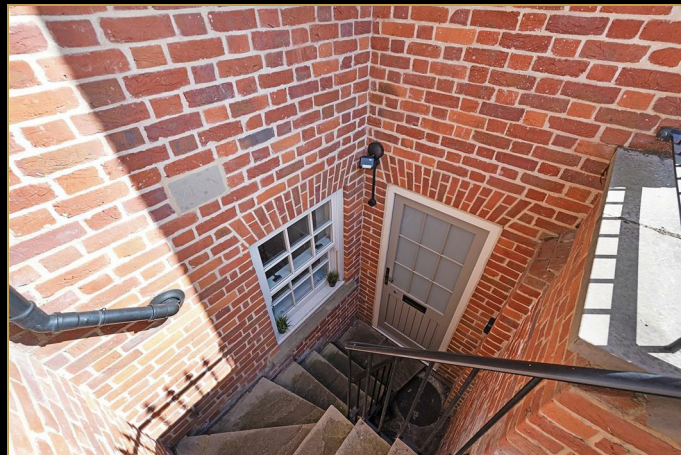
All mains services are connected to the property. New combi boilers installed within last 2 years. underfloor heating throughout.

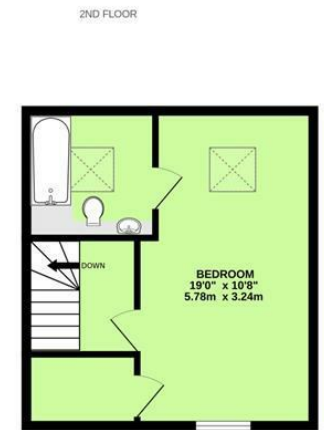
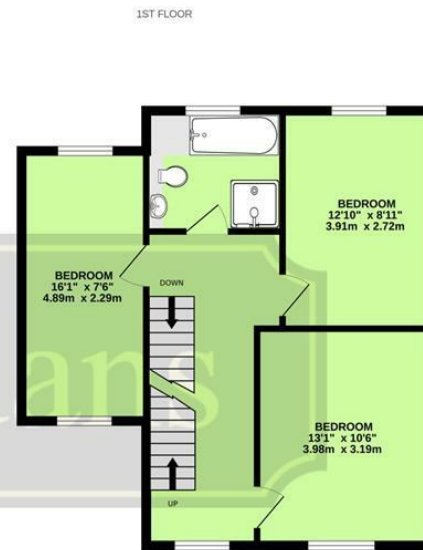
Agents note; No onward chain. 6 Looms Lane currently used as a successful air bnb. There is also an option to purchase fully furnished. Council tax bands: Both West Suffolk Council - Number 5: Band E Number 6: Band B

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk (Source Gov.uk)





TOTAL FLOOR AREA : 1948sq.ft. (181.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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