For Sale

Cafe / Public House with Residential Apartment

6,283 Sq Ft

The Red Well Country Inn
Kirkby Lonsdale Road
Carnforth
LA6 1BQ

Sanderson Weatherall

Description

Dating back to the 17th Century, this substantial detached stone-built property combines commercial and residential accommodation, offering hospitality, leisure or mixed-use business opportunity.

The property is arranged over two storeys beneath a traditional slate roof. At ground floor level, the former public house and restaurant retains original features including exposed stone walls, fireplace with log burner and floor-to-ceiling windows. Part of this area of the property is currently in a shell condition. The spacious café/bar features a central servery, cosy snug area and seating for approximately 50 covers, creating a warm and inviting atmosphere for guests.

Supporting the trading operation is a well-equipped commercial kitchen with Altro non-slip flooring, a separate preparation area, pot wash room and refrigeration room. Additional facilities include a ground floor cellar together with ladies' and gentlemen's customer WCs.

The first floor provides a fully furnished airbnb or guest accommodation, centred around a fully equipped open-plan kitchen, dining and lounge area with games space and pool table. The accommodation includes a bunk room sleeping four with en-suite shower room, a further letting room with three single beds and en-suite facilities, together with a private WC. There is a further 5 letting rooms with en-suite shower rooms.

Externally, the property offers ample parking, with space for approximately six vehicles to the front and a substantial rear car park accommodating around 40 vehicles. A private enclosed decked patio area to the rear of the former bar provides an attractive outdoor trading and socialising space.

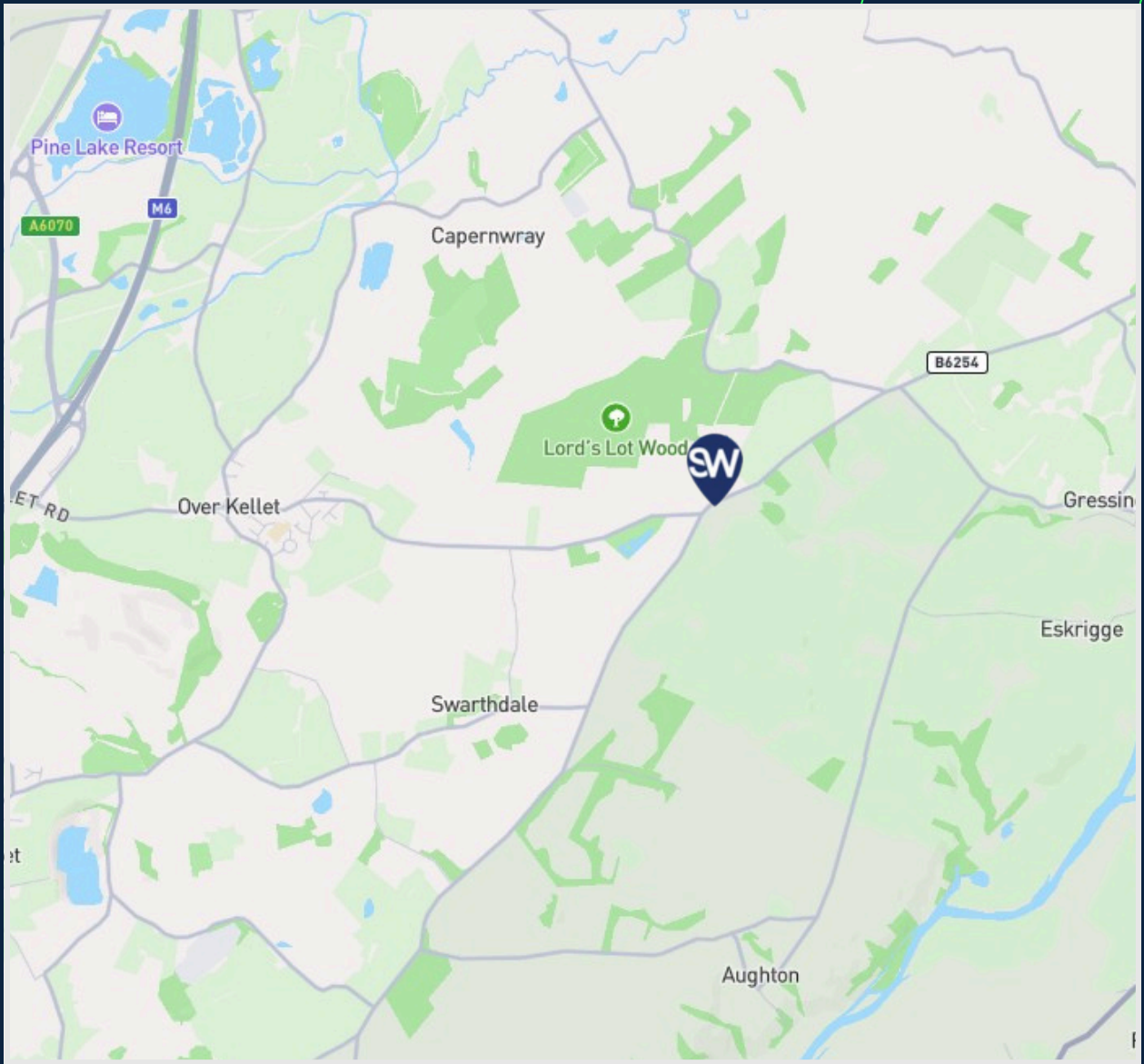
Location

The Red Well Inn occupies a prominent position on the Kirkby Lonsdale Road in Carnforth, ideally situated on the edge of the Yorkshire Dales and within easy reach of the Lake District.

The property benefits from excellent road connectivity, with Junction 35 of the M6 motorway nearby, providing convenient access to Lancaster, Kendal, the wider North West, and the national motorway network.

Carnforth town centre is close at hand and offers a range of local amenities including shops, supermarkets, cafés, schools, and a railway station with direct services to Lancaster, Barrow-in-Furness, and Leeds.

The surrounding area is characterised by attractive countryside and well-established walking and cycling routes.



Accommodation

Description	Sq M	Sq Ft
Ground Floor Cafe and Kitchen	198.19	2,133
Ground Floor Undergoing Refurbishment	123.14	1,325
First Floor Apartment	262.44	2,825
Total GIA	**583.70**	**6,283**

Business Rates / Tax

Rateable Value: £21,000 (2026 Rating List)

Interested parties should make their own enquiries of the Local Council in relation to the residential element.

EPC

The property has an EPC Rating of B (47)

Guide Price

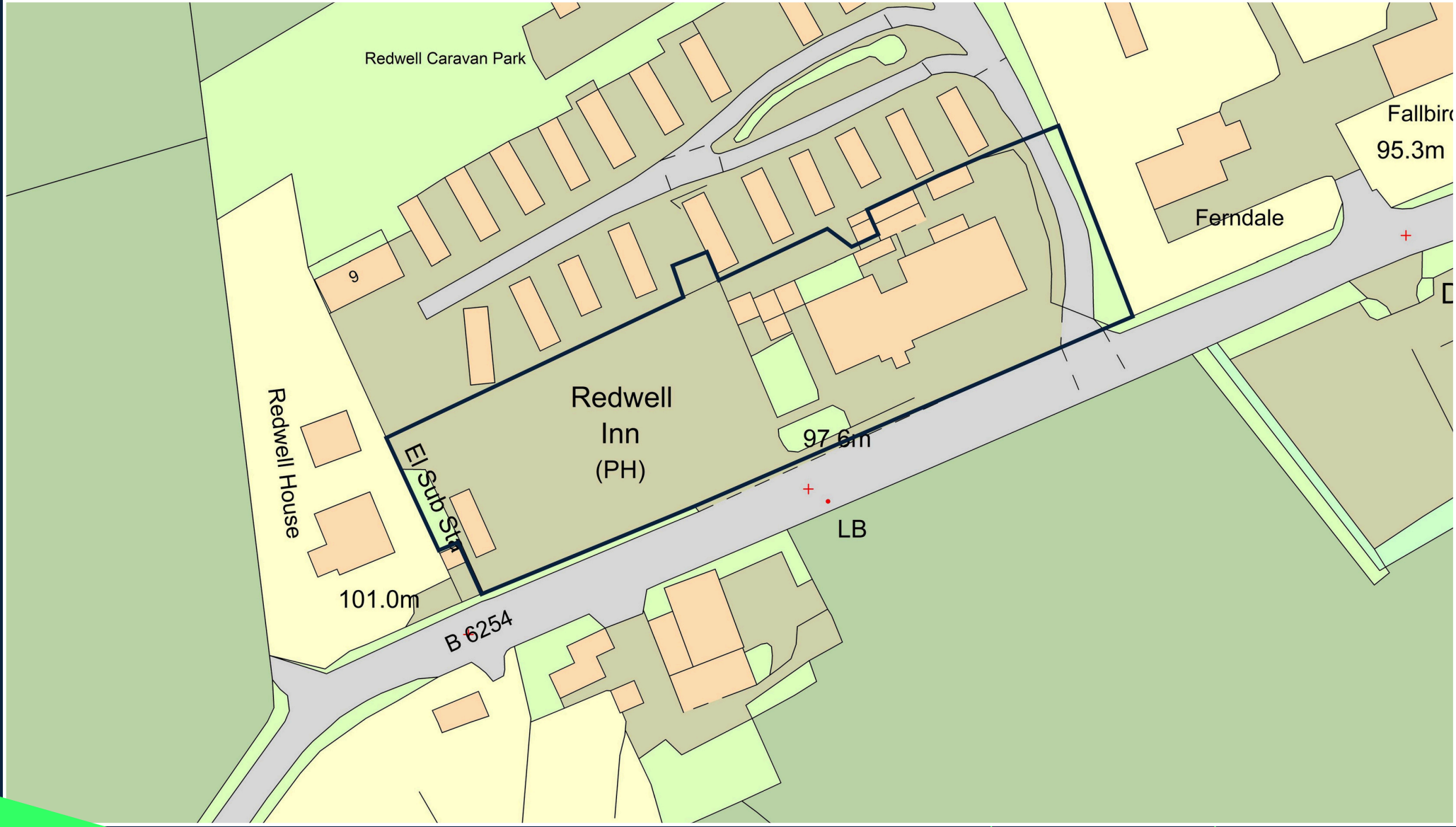
£425,000
VAT may be applicable at the prevailing rate.

Tenure

The property is held Freehold by way of Land Registry Title Number LA712726.

Anti Money-Launderdering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.


Redwell Caravan Park
Fallbir
95.3m
Ferndale
9
Redwell
Inn
(PH)
97.6m
Redwell House
El Sub Sta
LB
101.0m
B 6254

Sanderson Weatherall

Viewings

For further information or to arrange a viewing please contact the sole letting agents:

Adam Marshall
07734 871 126
adam.marshall@sw.co.uk

Tom Parker
07999 029 022
tom.parker@sw.co.uk

Certified B Corporation

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