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**Absoluxe Suites**  
Main Street, Kirkby Lonsdale, Cumbria, LA6 2AE



# Absoluxe

4 Main Street, currently trading as Absoluxe Suites, is presently a commercially run, high end letting business with four luxuriously appointed suites. Planning permission having been granted, for the first time, it is now offered with the opportunity for conversion into a substantial townhouse, a wonderful residential property in the heart of this sought after Cumbrian market town.

Some creative alterations would be required to incorporate a kitchen within the ground floor with potential to have one large house or combine with separate accommodation/granny flat at the rear.

The suites were designed and feature original artwork by Cumbrian artist Sally Procter.

Finished to an impeccable standard they feature luxury designer or locally sourced, handmade fittings and technological enhancements to include a Lutron lighting system and Control 4 audio visual control system.

A privileged opportunity to design and develop your own townhouse in this prime residential location.

## Location

Often featuring in The Times' top ten places to live in the North West in 2019, Kirkby Lonsdale is a thriving market town on the banks of the River Lune. Located at the meeting point of three counties, Cumbria, Lancashire and North Yorkshire, it provides an ideal base for outdoor adventures in the Yorkshire Dales, Lake District and Forest of Bowland. The lifestyle is relaxed and popular with full time residents, second home owners and visitors as over the years it has become a popular holiday destination.

The town has unique and historic charm, a great selection of independent shops, cafes, restaurants and bars, good schools, as well as a branch of regional supermarket Booths and a weekly market held in the impressive central square.





## Four luxurious and individual letting bedroom suites

### Ground floor suite

This is the largest suite located on the ground floor, it has a living room and full ensuite bathroom and access to an outside private hot tub area. This ultimately could be where the new owners would decide to put their kitchen.

### First floor suite

Comprising bedroom with sitting area, a dressing area and ensuite bathroom.

### Second floor suite

Having a large bedroom with seating and dressing areas and an ensuite bathroom.

### Annex suite

Situated at the rear of the property with a separate entrance it comprises a large bedroom with sitting area and an ensuite bathroom and access to a private outside hot tub area.

With a small amount of work, removal of the hot tubs and the wall dividing them and it would be possible to connect the main building to the annexe suite.

## Additional rooms

**Store room** for linen and towel storage, crockery, glasses and cutlery as well as cleaning supplies. It houses a dishwasher, fridge and ice machine.

**Communication room** houses the central heating boiler, pressurized hot water storage tank, Control 4 Audio Visual hub, Majik House Technology system and the Lutron network.

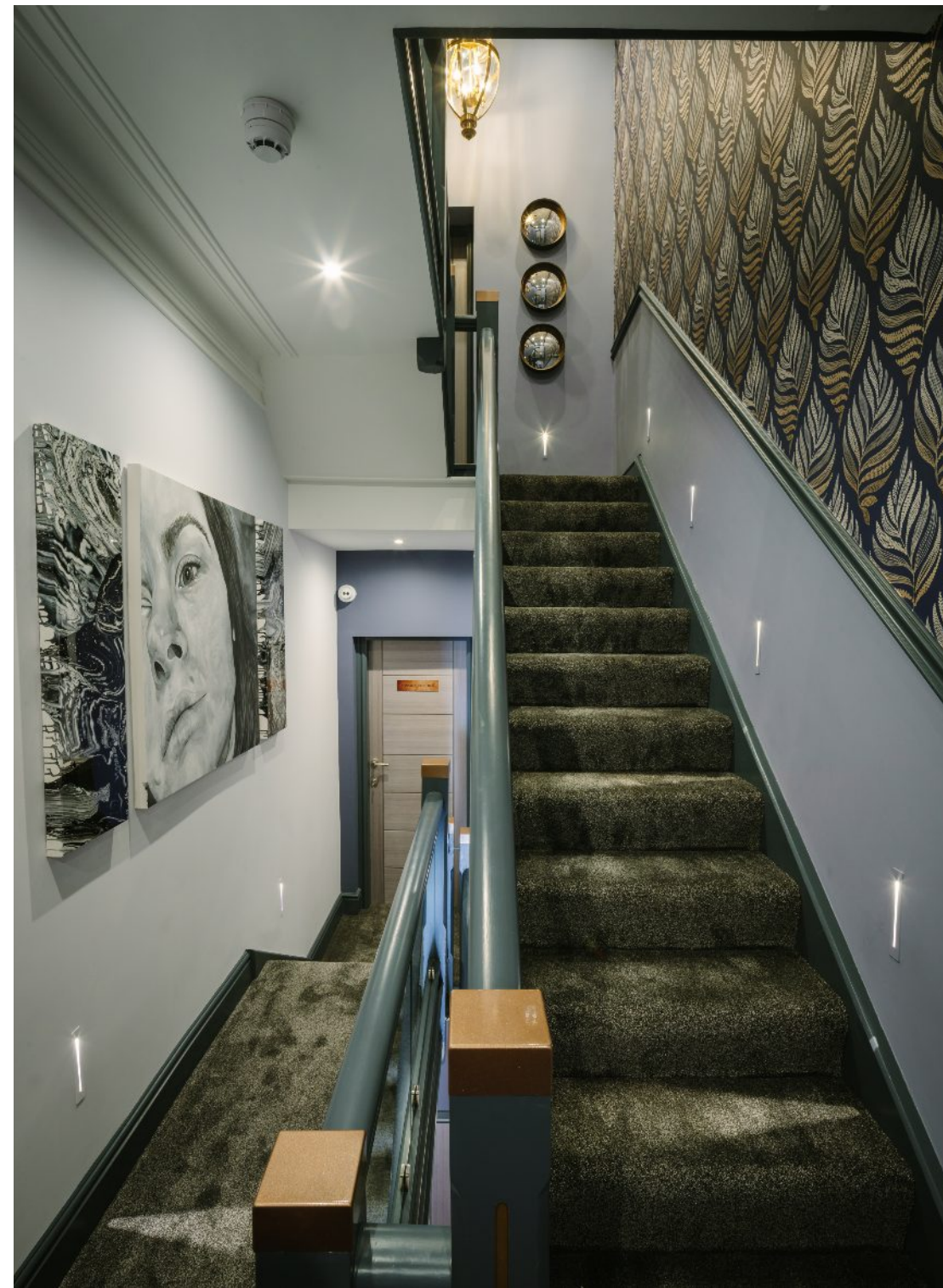
**Cellar room** for extra storage.

**External store cupboard** used to service the annex suite.

### Outside

At the rear of the property there are two private parking spaces.







## Schools

### Primary

St Mary's CoE Primary School, Kirkby Lonsdale  
 Sedbergh Preparatory School, Casterton (independent)  
 Giggleswick Preparatory School (independent)

### Secondary

Queen Elizabeth School and QESudio, Kirkby Lonsdale  
 Giggleswick School (independent)  
*Sedbergh School (independent)*

### Further Education

Kendal College  
 Lancaster and Morecambe College  
 Lancaster University  
 University of Cumbria (Lancaster campus)

## Rail journeys

Lancaster	13 minutes
Manchester (Piccadilly)	1 hour 14 minutes
London (Euston)	2 hours 47 minutes
Edinburgh	2 hours 4 minutes

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check [nationalrail.co.uk](http://nationalrail.co.uk) for further details.

## Things to do

### Places to visit

Historic properties, museums, live theatre and music venues in Kendal and Lancaster

Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall

Sport and recreation

Golf clubs at Casterton, Kirkby Lonsdale, Lancaster, Bentham, Giggleswick, Morecambe and two in Kendal

Gyms at Kirkby Lonsdale RUFC, Kirkby Lonsdale Health Club, Cowan Bridge and Ingleton

Local cricket, football, rugby and bowls clubs

Diving and open water swimming – Capernwray Diving Centre

Parkrun on a Saturday morning at Williamson Park, Lancaster or Morecambe Promenade

Cartmel racecourse

There is a wealth of outdoor pursuits to enjoy in the Lake District and Yorkshire Dales



### Places to eat

Informal dining, cafes and pubs

The Royal Hotel, Avanti, Sun Inn and The Royal Barn (home of Kirkby Lonsdale Brewery) all within walking distance

Within the wider Lune Valley, The Plough (Lupton), The Highwayman Inn (Burrow) and the Fenwick Arms (Claughton)

### Special occasions

There is a choice of fine dining restaurants in the Lake District including L'Enclume and Rogan and Co (both in Cartmel), Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere) and The Old Stamp House Restaurant and Lake Road Kitchen (both in Ambleside)

### Great walks nearby

The Lune Valley Ramble is a delightful, recognised route of 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside.

Ingleton Waterfalls Trail is a well-known circular route of five miles beginning and ending in the village.

On top of this there is much open countryside within reach for day trips including the National Parks of the Lake District (featuring the famous Wainwright's 214 Lakeland fells) and the Yorkshire Dales (including Yorkshire's Three Peaks, Ingleborough, Wharfedale and Pen-y-ghent) as well as the protected National Landscapes of the Forest of Bowland and coastal Arnsdale and Silverdale and the fabulous promenades at Morecambe and Grange over Sands to enjoy.







### Services

Mains electricity, gas, water and drainage. Gas fired central heating with control via an App. The heating system is designed to run commercial suites and as such is highly efficient with its own comms room. Bisque Radiators in bare metal or copper.

### Specification

Keycode front door entry system. Control 4 audio visual control system. Lutron system set to automatically control blinds, lights and music upon entry to the main hall and then the individual suites. The high end bathroom suites incorporate some free standing baths, walk-in showers and bathroom televisions. The bedrooms are sound proofed – each floor has extensive soundproofing to eliminate all but the most extreme transfer of sound. CCTV in communal areas and the carpark.

### Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk) The Wi-Fi network is managed to provide an individual service for each suite from the single incoming service provider.

### Local Authority charges

Westmorland & Furness Council – business rates are payable. Rateable Value of £4,600 (with effect from 01.04.23) with the standard multiplier of 54.6p/small business multiplier of 49.9p. The vendors obtain small business rates relief. Purchasers are advised to make their own enquiries as to eligibility.

### Tenure

Freehold

### Included in the sale

4 Main Street/Absoluxe Suites is being sold to include all furniture and fittings and bespoke artwork.

### Planning

Planning permission has been granted by Westmorland & Furness Council dated 8<sup>th</sup> July 2025 (reference 2025/0925/FPA) for the change of use of four accommodation units (Use Class C1 - Hotels, boarding, guest houses) to a single residential dwelling (Use Class C3 - Dwelling houses).

### Please note

The business started trading in May 2019. Trading accounts available to prospective purchasers after viewing. Booking is through the Little Hotelier system. Accommodation is advertised through Airbnb, Booking.com and Expedia.

### Directions

#### what3words

[averages.statement-surfaces](https://www.what3words.com/averages.statement-surfaces)  
Use Sat Nav **LA6 2AE** with reference to the directions below:

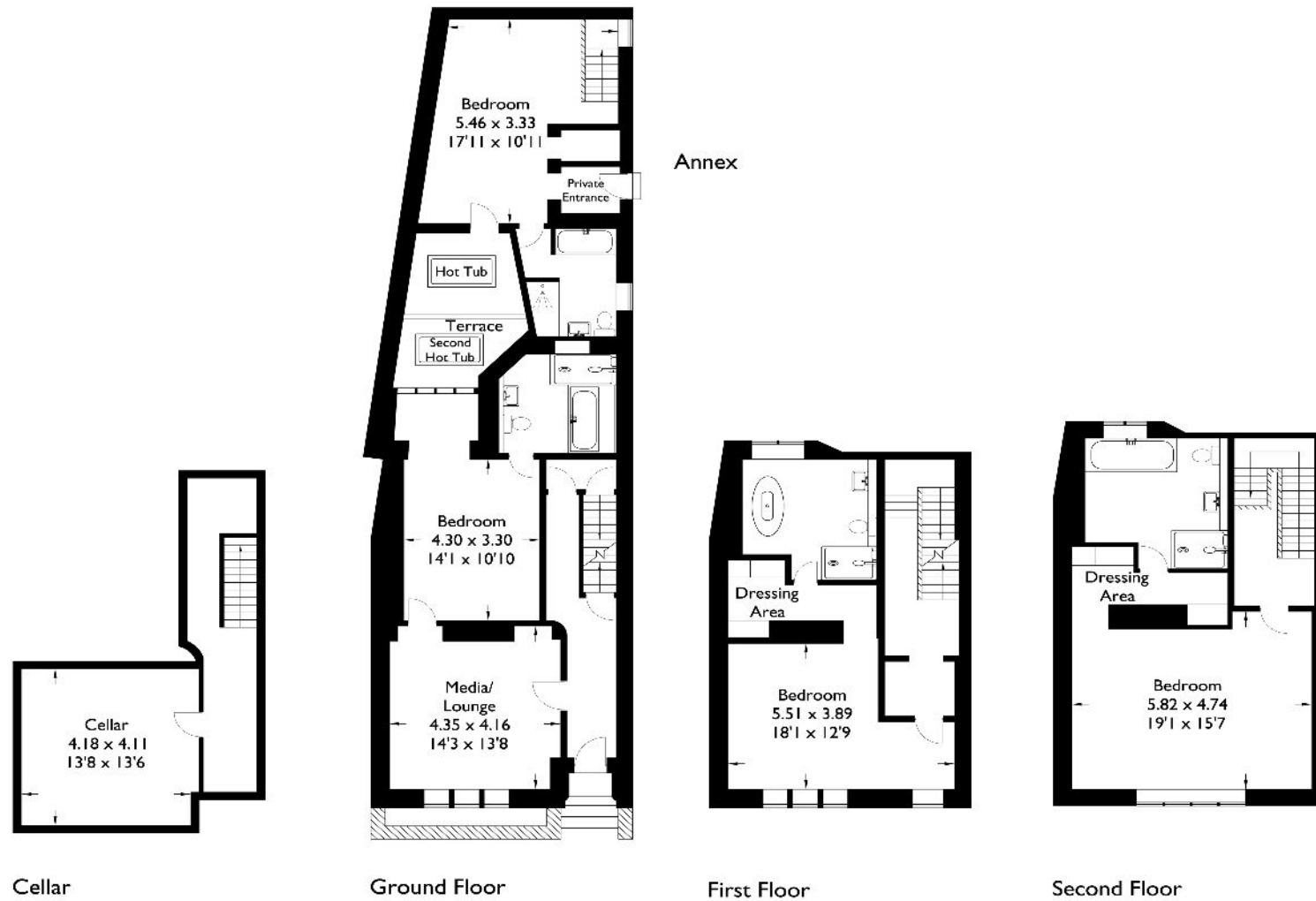
Turn off the A65 onto Main Street and head into town, towards Market Square. The property is located on the left hand side before reaching the square. Parking is located at the rear of the property accessed under the archway, there are two allocated spaces with signs.

### Guide Price

£625,000

# Absoluxe Suites

Approximate Gross Internal Area : 221.38 sq m / 2382.91 sq ft



For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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Fine & Country Lancaster

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