



White Lodge
Edenbreck Dales | Lancaster | Lancashire | LA1 5LQ

WHITE LODGE





Welcome to White Lodge, Edenbreck Dales, Lancaster, LA1 5LQ

White Lodge is a highly individual and distinctive detached house, built in 1989 with Arts & Crafts Movement inspired design, offering over 3,000 sq ft of spacious and versatile living. Set in a peaceful residential neighbourhood on the edge of Lancaster, it enjoys views of the leafy garden and out across Fairfield Nature Reserve whilst being within walking distance of the city centre, excellent schools and the train station.

Inside, the house features a dramatic double-height reception hall with gallery landing, three well-connected reception rooms, a freestanding kitchen with bespoke fittings and opening to the garden, a light-filled conservatory. A utility room, ground floor shower room and a fifth bedroom or study offer great flexibility for family life, guests or working from home.

Upstairs are four generously sized double bedrooms, including a principal suite with a delightful, covered balcony. The rooms are served by a bathroom and separate shower room.

A detached double garage has a self-contained studio above that's ideal for guests or dependent family and a fully equipped garden room offers even more flexible space and additional amenity value.

The large, private garden amounts to c.0.65 acre and include mature planting, fruit trees and various terraces perfect for outdoor living. With recent upgrades including solar panels and new windows, White Lodge blends comfort, character and city convenience in one exceptional, highly distinctive and substantial house.





Location

White Lodge lies in a residential neighbourhood on the edge of the city, adjoining the open fields of Fairfield Nature Reserve and thus brings the best of both worlds to life, a quiet location with a green outlook within walking distance of the city centre.

Lancaster has wide appeal for all ages with an established cultural and music scene, excellent schools, a wide selection of places to eat and drink, a mix of national and independent shops, comprehensive professional services, two universities (Lancaster and Cumbria) and good healthcare provision with both private and NHS hospitals in the city.

Convenient for those working at the universities and hospitals, White Lodge is within walking distance for children attending the Grammar Schools or Ripley St Thomas Church of England Academy. The nearest primary schools are Willow Lane and Dallas Road.

Whether you need to travel for business or pleasure, transport links are to hand. Importantly, the train station is within walking distance and is on the main West Coast line. Access to the M6 is either at J34 (where there is a Park and Ride facility) or J33. The city is surrounded by countryside with the Lune Valley, Lake District, Yorkshire Dales, local AONBs and Lancashire coastlines, all handy for day trips.

“ We've found it to be a great house for raising a family. There's plenty of space for everyone to do be independently occupied but the connecting reception rooms mean we can all be together as well. The location is ideal, it's got a semi-rural feel, but we walk to the schools, shops, out to eat or to the station.







Step inside

Built in 1989, White Lodge is a distinctive residence that captures the spirit and detailing of the Arts & Crafts Movement of architecture, with over 3,000 sq ft of versatile accommodation set in a tranquil, leafy setting that provides lovely views from every room. From handcrafted-style features to charming window designs and generous proportions, this home blends timeless architectural influences with practical modern living. Purchased by the present owners in 2007, it has been upgraded over the years; the conservatory (from House of Anderson) was built in 2008, the garden studio constructed in 2019 and the studio above the garage insulated and replastered in 2021. In 2024 PVC windows and external doors were installed and the solar panels were added which have reduced running costs.

A generous vaulted porch welcomes you into an impressive double-height reception hall, complete with a classic oak floor laid in a herringbone pattern, a very striking staircase and wraparound gallery landing that sets the tone for the sense of space and light found throughout the house.

The ground floor boasts three interlinked reception rooms, ideal for both everyday family life and entertaining on a grander scale. The L shaped living and sitting rooms offer room for several seating arrangements as well as formal dining, the floor is timeless herringbone oak with a stylish trimmed edge and the focal point is a substantial red brick fire surround which houses a gas-powered stove. Double opening glass doors connect to the snug which has a travertine tiled floor, the three areas flow well and create a contemporary open plan feel.

A freestanding kitchen adds immense personality with individual pieces of furniture providing extensive storage and good working areas. An unusual circular sink unit of German design includes three sink bowls, several chopping boards and underbuilt storage. A small breakfast bar is fitted and allows for informal dining. The slate floored kitchen leads to a spacious and bright conservatory with all year round appeal thanks to the wood burner. Extending life out into the garden with two sets of double doors, it blurs the boundaries between home and garden; it's easy to see why the current owners say that on a day to day basis they "tend to live in here", it's a very inviting space. A practical utility room sits adjacent to the kitchen, while a ground floor shower room and a flexible fifth bedroom provide excellent guest accommodation, future-proofed single level living or the ideal home office.

Upstairs, four well-proportioned double bedrooms are arranged around the gallery landing. The principal bedroom has French windows to a small covered balcony which we're told is a favoured place to enjoy an early cup of tea in the morning sun as it commands a view of the garden and beyond to the Nature Reserve through the trees. Two bedrooms feature fitted wardrobes, one incorporating beautiful oak doors with leaded glazed panels that have been repurposed from an older property. The first floor bedrooms are served by attractively appointed individual bath and shower room.

Outside, above the detached double garage is a self-contained studio offering independent accommodation with a bed/sitting room incorporating a kitchen area and a separate shower room. It is accessed via external wooden stairs from ground level or via an external door and walkway from the fourth bedroom. It's ideal for anyone that would appreciate their own space and freedom; a dependent relative, returning young adult or visiting guests. It would also make a super home office where the time you save by not commuting could be spent enjoying more of the things you love!

Throughout the house there are pleasant views, most often leafy and over the front or back gardens where they extend to the Nature reserve beyond the back wall. The outlook helps to create the sense of living in the countryside which belies the convenience of this edge of city setting.

Whether entertaining, relaxing or working from home, White Lodge offers a welcoming, homely atmosphere with ample space for a family to grow and adapt to every stage of life.



We've enjoyed opening our doors to family and friends, there's plenty of room, both in the house and out in the garden to entertain with ease.

















Step outside

Gates open to an immensely generous block paved turning and parking area with an striking central island complete with an eye catching water feature.

To the side of the house and enjoying the afternoon sun is a green painted summer house and an adjacent wooden shed for handy storage. Split level seating terraces extend along the rear elevation and around the conservatory providing numerous opportunities for garden furniture, rest, relaxation and eating outdoors. Hedged to both sides, the back garden is an absolute joy, incredibly private with established and varied planting of trees, shrubs and roses to add year-round colour and interest. There is a small orchard producing apples and pears together with raspberry bushes. The large lawn is ideal for family recreation; ball games, camping parties, swing sets and trampolines.

A relatively new addition is the garden room at the far end of the lawn, an incredibly flexible space, adding enormously to amenity value. With a separate shower room, it is one large room with a kitchen area including an induction hob and sink unit. It's ideal for guests, homeworking, as an exercise space or dedicated hobbies area. To the side is a deck which basks in the last of the day's rays; the view back up towards the house is one to be particularly admired. The gardens extend to c.0.65 acre. There is external lighting and a water tap.

“ There are plenty of birds and visiting squirrels in the garden. We eat outside whenever possible; the back garden's terrace is lovely for breakfast and lunch. We're surrounded by greenery, it's very private and easy to forget we have neighbours.





White Lodge

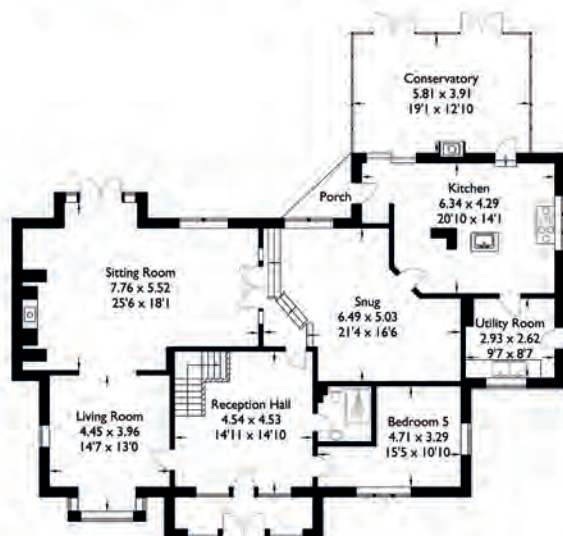
Approximate Gross Internal Area : 287.92 sq m / 3099.14 sq ft

Garage : 67.85 sq m / 730.33 sq ft

Outbuilding : 24.60 sq m / 264.79 sq ft

Total : 380.37 sq m / 4094.26 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

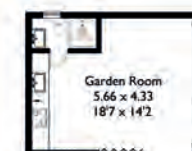


Ground Floor

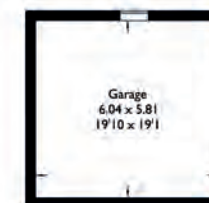


Garage First Floor

First Floor



Outbuilding



Garage Ground Floor

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.

FURTHER INFORMATION

On the road

Lancaster	0.7 miles
Scorton	9.9 miles
Garstang	11.8 miles
Preston	26.5 miles
Bowness on Windermere	30.4 miles
Manchester	56.5 miles

Transport links

M6 J34	3.5 miles
M6 J33	6.2 miles
Lancaster railway station	0.6 miles
Manchester airport	66 miles
Liverpool airport	71.5 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Directions

what3words [learns.object.match](#)

Download the **what3words** App or go online for directions straight to the property.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in the utility room. Electric underfloor heating in the first floor shower room. Two Infrared heaters in the studio.

22 solar panels with batteries and a converter.

Security alarm. External CCTV controllable via a mobile App.

Electric and light in the garage.

Water, power and light in the garden room.

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

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and domestic appliances as follows: Rangemaster range (gas hob, two electric ovens and grill), American style Hisense fridge freezer and the Kenwood dishwasher.

Freestanding antique wardrobe, pine larder cupboard and two wooden base units in the kitchen are all included in the sale. In the garden, the green painted summer house and the adjacent shed are included.

Specifically excluded: LG washing machine, pine larder cupboard in the utility room and the shed at the bottom of the garden behind the hedge.

Places to visit

Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park) all in Lancaster
Historic houses: Gawthorpe Hall, Samlesbury Hall, Hoghton Tower, Wycolter Hall and Stoneyhurst College, amongst many others
Live theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park, all in Lancaster.
Cinema: The Dukes and Vue, both in Lancaster
Local arts centre: The Storey, Lancaster

Sport and recreation

Swimming, gym, climbing wall, tennis, badminton and squash facilities at Lancaster University
3-1-5 Health Club, gym and spa at Lancaster House Hotel

Lancaster Golf Club with others nearby at Morecambe and Heysham
Cricket, football and rugby clubs in Lancaster
Lancashire is a fantastic place to cycle with hundreds of miles of quiet

country lanes and a range of off road and on road cycling routes throughout the county. Whether you are a serious cyclist looking to take to the hills or a beginner looking for gentle rides on promenades or canal towpaths, there is something for all levels.

Parkruns on a Saturday morning in Lancaster, Morecambe and Garstang

Places to eat

Informal dining, cafes and pubs

In Lancaster city centre: Journey Social, Buccellis Italian, Brew, The Print Room Café at The Storey, The Sun Hotel and Atkinsons Coffee Roasters' cafes at The Castle, The Hall and the Music Room
The Barn, the Applestore Café and Daisy Clough, all in and around Scorton
Wallings Ice Cream Parlour and café, Cockerham
The Fleece Inn, Dolphinholme
The Stork Hotel, Conder Green
The Quayside and the Dalton Arms, both at Glasson Dock

Special occasions

The Quarterhouse, Quite Simply French and Merchants 1688 all in Lancaster
Bay Horse Inn, Bay Horse
Northcote, Lagho
The Inn at Whitewell, Forest of Bowland

Great walks nearby

In and around Lancaster there are lovely walks along Lancaster Canal's towpath, from the quayside to Glasson Dock, around Fairfield Nature Reserve and Williamson Park, a 19th century ornamental park which covers over 50 acres including Fenham Carr woodland.

Lancaster's location in the highly scenic north west also means that there is ready access to stunning countryside whether you like to explore on foot, or by two or four wheels.

The Protected National Landscape of the Forest of Bowland offers fells, deep valleys, ancient woodlands, sprawling heather and peat moorland. Slightly further afield, but very much in day trip territory are the National Parks of the Lake District and Yorkshire Dales and the Protected National Landscape of Arnsdale and Silverdale for some delightful coastal countryside.

Schools

Primary

Willow Lane Community Primary School
Dallas Road Primary School
Moorside Primary School
Lancaster Christ Church CoE Primary School
St Bernadette's Catholic Primary School

Secondary

Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Ripley St Thomas CoE Academy
Our Lady's Catholic College

Further Education

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

Guide price £1,050,000

Lancaster City Council – Council Tax band G

Tenure - Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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