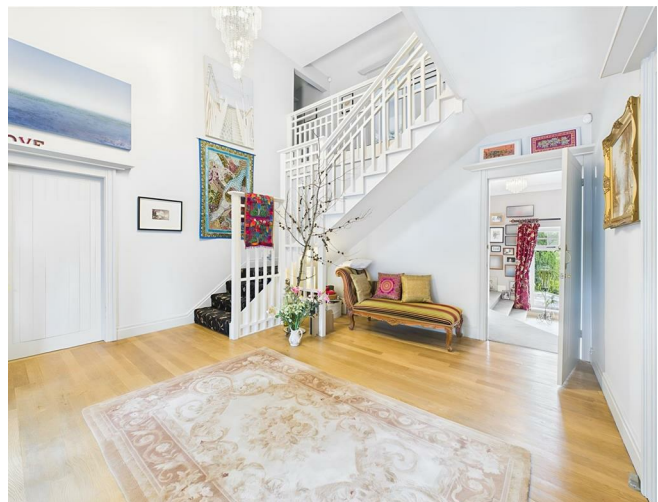


White Lodge Edenbreck Dales, Lancaster, Lancashire,



£1,200,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

Set in an enviable position in one of South Lancaster's most desirable locations, this impressive and beautifully presented five-bedroom detached family home offers exceptional space, outstanding gardens with views, and a high degree of privacy, perfectly suited for multigenerational living or entertaining.

From the moment you step into the Mackintosh Style two-storey hallway, the striking galleried landing instantly sets the tone with arts and crafts architecture along with elegance and space.

The ground floor features a fifth bedroom and a modern shower room, ideal for guests or extended family. There are three extensive reception rooms, including a cosy main lounge with a charming brick fireplace with an inset gas stove, a spacious dining room, and a third reception space currently used as a snug or study. The wonderful conservatory boasts stunning views across the expansive rear gardens and a wood-burning stove. The kitchen has a unique, quirky charm, with freestanding furniture creating a country-style atmosphere. It is complemented by a separate utility room.

Upstairs, the first floor houses four further double bedrooms. The master bedroom enjoys access to a private balcony with breathtaking views across the gardens. Bedroom three benefits from direct access to an external staircase, offering a private route to the studio. A family bathroom and a separate shower room serve this level.

Studio & Garden Room.

A superb bonus to this already generous home is the studio which can be used as any family wishes, a work room, toy

room, gym and relaxation area perfect for guests or extended family.

A separate garden room offers additional family space for relaxation with incredible views.

Located within walking distance of Lancaster city centre, the train station, and within the catchment area of Lancaster's renowned grammar schools.

Offered with no onward chain.

Entrance Vestibule



Large entrance vestibule with a tiled floor, gas & electric meters, solar panel battery storage and door to the hallway.

Hallway

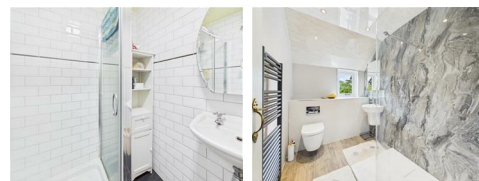


Grand entrance hallway with a galleried landing, wood flooring and radiator.

Bedroom Five/Office

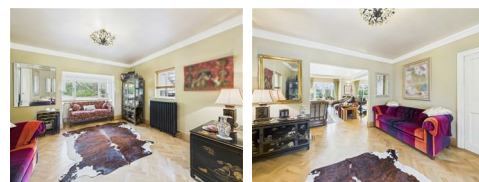
Double glazed windows to the front and side, carpeted floor and radiator.

Shower Room



Double shower cubicle with thermostatic shower, tiled floor, extractor fan, wash hand basin, high-level W.C.

Front Reception Room



Double glazed bay window to the front and double glazed window to the side, parquet flooring, radiator.

Lounge



Glorious open plan room with double-glazed windows and doors to the rear overlooking the gardens, feature inglenook fireplace with an inset gas stove, parquet flooring with trim, radiators, dining area and double doors opening into the snug.

Snug



Double-glazed window to the rear, tiled floor, radiator, door to the kitchen.

Kitchen



Double-glazed window to the side and double-glazed doors leading to the conservatory, Range Master six-ring gas hob, two electric ovens and grill, extractor fan, space for fridge/freezer, circular sink with three stainless steel sinks, Statuario porcelain floor, radiator, door to the utility room.

Utility Room



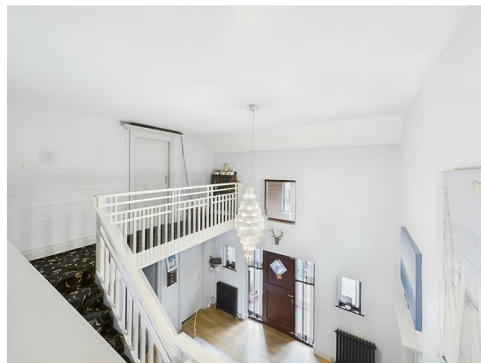
Double-glazed window to the front, range of storage cupboards, stainless steel sink, dishwasher, plumbing for washing machine, Worcester Bosch combi gas boiler, quarry tiled floor and door to the garden.

Conservatory



Patterned tiled floor, door to the garden and multi-fuel stove.

First Floor Landing



Galleried landing overlooking the hallway carpeted floor, radiator.

Bedroom One



Two double-glazed windows to the side with lined thermal blinds, double-glazed doors opening onto the balcony where you can sit and enjoy the views over the gardens and beyond, carpeted floor and radiator.

Bedroom Two



Double glazed window to the rear with views over the gardens, built-in wardrobes, carpeted floor and radiator.

Bedroom Three



Double-glazed window to the front, carpeted floor, radiator.

Bedroom Four

Double-glazed window to the front, carpeted floor, radiator, built-in wardrobes, door to an outside staircase leading to the gardens and converted top floor garage.

Shower Room

Double-glazed window to the rear, shower cubicle with thermostatic shower, underfloor heating, wash hand basin, heated towel rail, extractor fan, vinyl floor, insulated panelling, W.C.

Bathroom



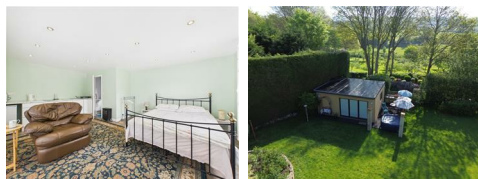
Double-glazed window to the rear, panelled bath with Triton electric shower, wash hand basin, extractor fan, radiator, W.C.

Studio Room

Access from an outside staircase, double glazed window to the rear,

electric panel heating, a versatile space.

Garden Room/Office



Double glazed windows to side and front, SIPS panelled insulated walls,

Double Garage



Sliding doors, power and light.

Gardens



Gated entrance leads to a large, circular driveway at the front of the property, complete with a striking feature waterfall that sets a grand and welcoming tone. The grounds are thoughtfully designed and beautifully landscaped, featuring a variety of mature trees, plants, and shrubs that provide year-round

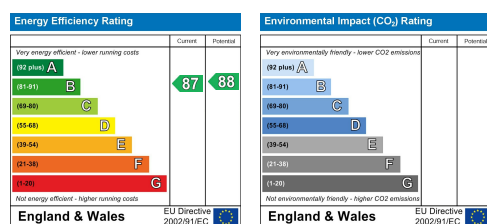
interest. Additional highlights include a charming summer house, a handy wood store, and ample security lighting for darker nights.

Access to the double garage is conveniently located from the driveway, which also offers generous parking for multiple vehicles.

The rear gardens are nothing short of exceptional—a true haven of tranquillity. Expansive, sweeping lawns are complemented by carefully chosen planting designed to reflect the changing seasons, while a selection of fruit trees adds both beauty and charm. This is a truly wonderful outdoor space, with various patio areas, perfect for relaxing, entertaining, or simply enjoying nature in complete privacy.

Useful Information

Tenure Freehold
Council Tax Band (G) £4,013
No Onward Chain
Pleasant Garden Room & Top Floor
Garage For Extended Family Or
Guests.
14, South-facing Solar panels and
8, South East Facing.





Ground Floor Building 1

Approximate total area⁽¹⁾

1851.05 ft²
171.97 m²

Reduced headroom

23.33 ft²
2.17 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



the mark
of property
professionalism
worldwide

Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

RESIDENTIAL SALES • LETTINGS • MANAGEMENT • BUY TO LET INVESTMENTS