



Websters Farm House  
Conder Green Road | Lancaster | Lancashire | LA2 0BG

# WEBSTERS FARM HOUSE

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Situated in the peaceful hamlet of Conder Green with views stretching out across to the Bowland Fells, Webster's Farm House offers an idyllic location for those wanting to enjoy a tranquil, rural setting that does not compromise on easy accessibility to Lancaster City, just 4 miles away. Dating back to 1681, this charming Grade II listed 3 bedroom farmhouse was believed to have been the salt maker's house, with the original chimney still in place. Along with its rich history, the property has been well maintained and updated with most recently being re-roofed in 2022.





Webster's Farmhouse forms part of a small enclave with three properties that that were formed from the original barns of the farm.

The present owner acquired the farmhouse in 2005 and has carefully restored it into a picture perfect home, with many original features. Sitting within a generous plot, consisting of a large private drive, sunny aspect lawns, a kitchen garden, detached stone built triple garage and workshop, as well a unique garden room created from a gentleman's motor yacht wheel house, ( The motor yacht 'Ecilla' was owned by Mr. Peter Lathom and was very known within the locality for many years.) The views are a testament to the local area, looking out over the Bowland Fells to the front, the rear to open farm fields and glimpses of the Lune Estuary.

Conveniently located the property benefits from an excellent semi-rural situation; yet is only a ten minute drive into the centre of Lancaster, superbly placed for the Royal Lancaster Infirmary, Lancaster University and the M6 J33 (which is a ten minute drive away), providing commutable distances to the Lake District, Manchester and Liverpool. This property will appeal to a wide range of buyers. Families, couples and singles at any stage of life will find so much on offer in this location. Nearby Galgate has a grocery shop, Doctors Surgery and pharmacy. Booths Supermarket is just a short drive away. Lancaster itself has a plethora of high street and independent shops, coupled with a wide range of places to eat and drink and a rich cultural and music scene. There are a great many choices of scenic local walks right from your doorstep, including the Lune Estuary coastal path, the Glasson Branch of the Lancaster Canal and the village of Glasson Dock just short walks away. The popular Stork Hotel is at the end of the road, and The Mill at Conder Green a short stroll.



The entrance to the property is boundried by a stone built, alpine garden island and a large grassed area, with the drive leading between gates that open up on to a graveled driveway. The driveway provides ample parking space and leads around the side of the property to the detached triple garage and opens up with further parking at the rear. A graveled pedestrian path leads up from a secondary paved driveway running along the front of the property. The inscribed date stone of 1681 sits at top of the original entrance door to the front of this beautiful stone built farmhouse.

The front door, under the fine carved date stone of 1681, leads into the charming living room, the dominate features here, being the very large open sandstone fireplace that runs up to support the old oak beams, with a double doored Hunter wood burning stove set on a stone hearth. This feature fills the room with warmth and is perfect for cosy evenings in the winter time. The living room enjoys a dual aspect over the front and rear. The floors are finished with beautiful marble tiles that continue into the adjoining kitchen.

The kitchen adjoins the living room and comprises a range of modern gloss cream units across three of the walls, leaving space in the center of the room for a family size dining table. There is both a front and rear aspect affording plenty of natural light along with original exposed ceiling beams and lintels. Appliances include a Lamona oven with 4 ring ceramic hob and extractor, integrated Bosch fridge and dishwasher and there is also provision in place for an gas fire AGA, where one was removed from, should anyone wish to reinstall one. There is access to the utility room where there is space for a washing machine, tumble dryer and under counter freezer. There is also a pantry for storage of coats, boots etc. and a small WC. ideal for knocking off muddy boots and raincoats after enjoying one of the many local scenic walks.























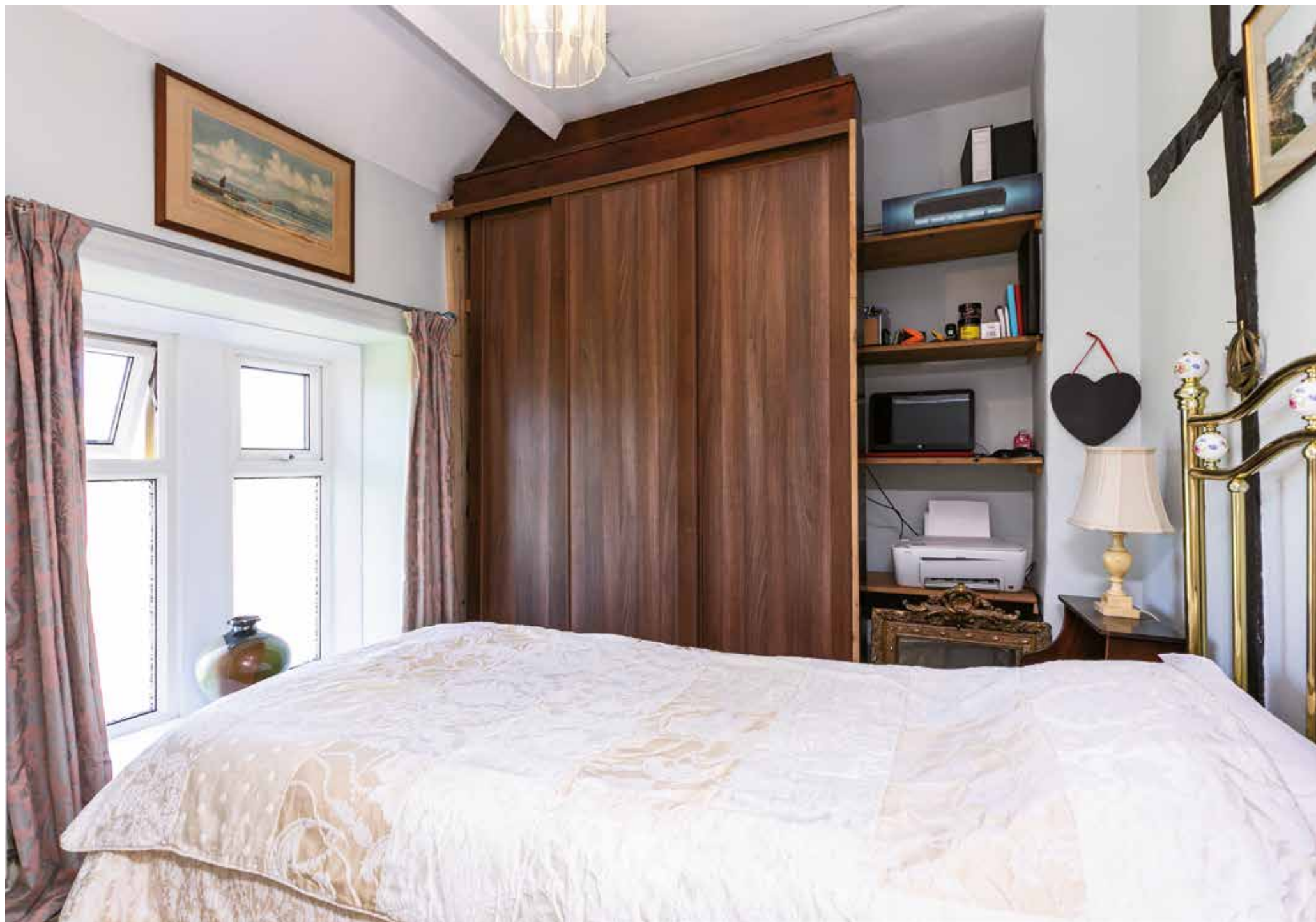


The stairs lead up from the living room, with beams forming the bannisters as you lead up to the first floor landing. The master bedroom is situated to the front of the property and enjoys lovely views over the South-Westerly front aspect, stretching across the fields to the Bowland Fells. From a side window you can also glimpse the Lune Estuary across the garden. The house being a crook house, the original crook beams are exposed in the bedroom. A large airing cupboard and an ensuite bathroom featuring a beautiful slipper, claw footed bath. There are a further two bedrooms to this property, one of double proportions and one a generous single. These two bedrooms both benefit from fitted sliding wardrobes and the single provides access to the part boarded loft space above. Completing the first floor accommodation is a well proportioned shower room.

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WEBSTERS  
FARMHOUSE

















The grounds of Webster's Farm House are a great addition to this characterful semi-detached home. The private drive leads both to the front of the property and along the side where you will find the fantastic large stone built detached triple garage with adjoining workshop with separate door. There are two electric roller doors providing access and (the building was completed in 2005,) three phase electric, light and water, thus making it an ideal option for conversion, whether that be a home office, studio, Granny House or even holiday let (subject to relevant planning consents). Further outbuildings include a garden shed and a hen house. The fantastic garden room, is a private haven tucked away at the rear boundary of the property, looking out over the adjoining fields that is grazed by cattle, sheep and the lambs in the spring time. It benefits from power and light and is the perfect tranquil spot to take in the view. To the front of the property there is a lovely seating space set on the SW aspect. To the side there is the remainder of the old orchard with a lovely lawn, mature sycamore and beech tree that affords shade and privacy, along with a selection of apple trees and beds for planting. There are also two prolific damson trees and a bay tree. Finally to the rear of the property there is a further lawned garden with a flagged area, ideal for outdoor dining furniture.

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#### Directions

Travelling from Lancaster along the A588 towards Glasson Dock, after passing The Stork Hotel on your right, take the first left onto Conder Green Road. Then follow the road around to the raised island, take the first left onto the drive of Webster's Farm House.

#### Services

Mains Water & Electric

LPG Heating

Septic Tank Drainage

#### Council Tax

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#### Tenure

Freehold

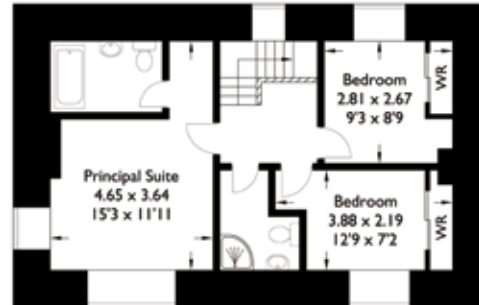
## Websters Farm House

Approximate Gross Internal Area : 99.67 sq m / 1072.83 sq ft

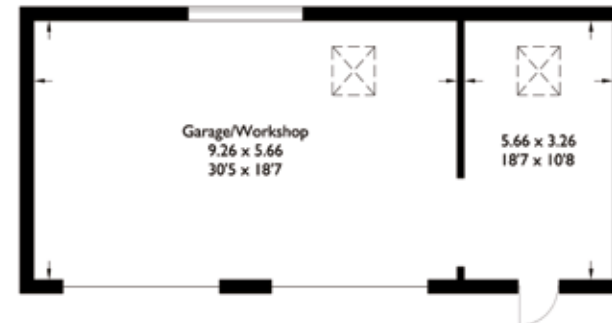
Garage/Workshop : 71.71 sq m / 771.88 sq ft

Garden Room : 11.52 sq m / 124.00 sq ft

Total : 182.90 sq m / 1968.71 sq ft



First Floor



Garage/Workshop



Ground Floor



Garden Room

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.









# FINE & COUNTRY

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