



Acre Lodge

Birdcage Lane, Savile Park, Halifax, HX3 0JQ

An exceptionally spacious six-bedroom home, transformed by a two-storey extension and finished with luxurious family living in mind



Charnock Bates

The Country, Period & Fine Home Specialist





Acre Lodge
Birdcage Lane
Savile Park
Halifax
HX3 0JQ

Offers around: £895,000

At a glance

- Substantially extended detached family home
- Six first-floor bedrooms
- Ground-floor office offering seventh-bedroom potential
- Outstanding open-plan living kitchen completed in October 2025
- Extensive NEFF appliances, wine fridge, and boiling-water tap
- Principal suite with walk-through wardrobe and luxurious bathroom
- Three further bath or shower rooms
- Separate lounge, snug, and utility room
- Established rear garden with porcelain-tiled terrace
- Detached double garage and extensive private parking

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An exceptionally spacious six-bedroom home, transformed by a two-storey extension and finished with luxurious family living in mind

Acre Lodge has been substantially extended to create a home of impressive scale, with generous rooms for spending time together, quieter spaces for work and relaxation, and six bedrooms arranged across the first floor.

At its heart is an outstanding open-plan living kitchen, completed in October 2025. Designed as the natural centre of everyday life, this expansive room brings cooking, dining, and relaxation together, with a large island where family and friends can gather, and bifold doors opening directly onto the terrace. Whether hosting a celebration, sharing a relaxed weekend breakfast, or moving outside for summer drinks, the space has been planned to make entertaining feel effortless.

The rest of the ground floor offers an excellent balance of sociable and practical accommodation. A separate lounge and snug provide a choice of places to unwind, while the office could become a seventh bedroom if required. Upstairs, the principal suite delivers a particularly luxurious retreat, complete with a walk-through wardrobe, Juliet balcony, and an impressive bathroom featuring Lusso fittings, a freestanding bath, and walk-through shower.

Outside, the generous parking, detached double garage and established rear garden make Acre Lodge particularly well suited to busy family life. Its position on sought-after Birdcage Lane also places the house within convenient reach of Savile Park, Skircoat Green, and Halifax town centre.



Ground floor

ENTRANCE HALL

The entrance hall introduces the home's spacious, carefully finished interior and provides access to the principal ground-floor rooms.

LIVING KITCHEN

Created as part of the two-storey extension, the living kitchen is the standout space within Acre Lodge. Its generous proportions allow distinct areas for cooking, dining, and relaxing without compromising the open, sociable feel of the room.

Bifold doors open onto the porcelain-tiled terrace, creating an easy connection with the garden and allowing summer gatherings to flow naturally outdoors. There is ample space for a full dining table and chairs on one side of the kitchen, with sofas and a coffee table forming a relaxed seating area on the other.

The bespoke designed kitchen was fitted in October 2025 and combines extensive storage with an impressive selection of appliances.

These include:

- Full-height fridge
- Fridge freezer
- Two NEFF ovens
- NEFF microwave oven
- NEFF induction hob
- Extractor hood
- NEFF dishwasher
- NEFF integrated coffee machine
- Wine fridge
- Blanco sink
- Instant boiling-water tap
- Integrated bin storage
- Extensive pantry cupboards





A large central island provides further preparation space and includes a pop-up electrical socket. Its breakfast bar comfortably seats four, creating a natural place for morning coffee, informal meals, or conversation while dinner is prepared.

Featuring wet underfloor heating and built with good insulation, this impressive living kitchen maintains a warm and cosy feel year-round.

LOUNGE

Large picture windows draw plenty of natural light into the lounge while framing views across the rear garden. Its dual-aspect outlook creates a bright yet comfortable room, well suited to relaxed evenings and more formal occasions alike.

SNUG

Providing a cosier alternative to the main lounge, the snug includes a recessed nook for the television. It is an inviting space for watching films, gaming, or simply settling down away from the main living kitchen.

OFFICE/POTENTIAL SEVENTH BEDROOM

Overlooking the rear garden, the office offers a comfortable setting for working from home. Its position and proportions also allow it to serve as a ground-floor single bedroom, giving the house additional flexibility for guests or changing family needs.

UTILITY ROOM

The utility room keeps laundry and household tasks separate from the kitchen. Wall and base units provide storage, with a sink, tap, heated towel rail, and space and plumbing for laundry appliances. A door leads outside.

WC

The ground-floor cloakroom is fitted with a Villeroy & Boch toilet and coordinating washbasin, complemented by coving.





First floor

Plush carpeting extends across the landing and into the bedrooms, giving the first floor a comfortable and cohesive finish.

PRINCIPAL SUITE

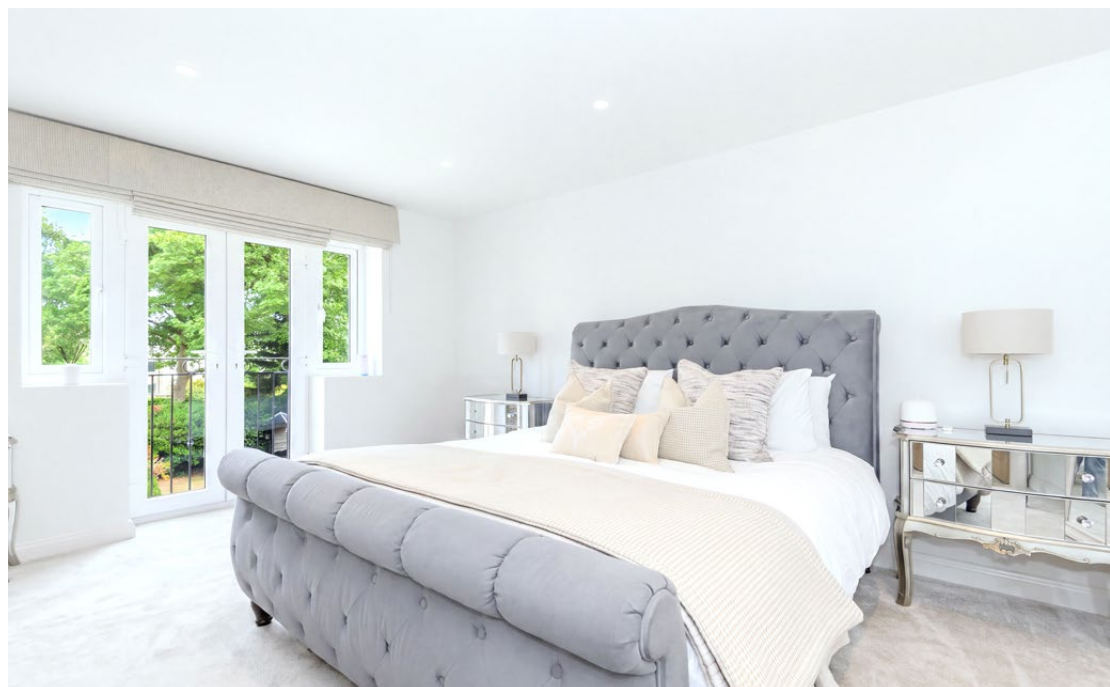
The principal suite provides a spacious and private retreat. A walk-through wardrobe offers a combination of hanging rails, shelving, and drawers, keeping storage neatly positioned between the bedroom and ensuite.

Within the bedroom, French doors open to a Juliet balcony overlooking the rear garden, bringing in natural light and creating a pleasant outlook to wake up to.

PRINCIPAL ENSUITE

Designed with an unmistakably luxurious feel, the principal ensuite features large marble-effect tiles across the floor and rear wall, paired with brass-coloured fixtures and fittings.

A walk-through rainfall shower with a manoeuvrable pencil-style attachment sits alongside a freestanding Lusso bath. Two floating Lusso washbasins, a toilet, and a heated towel rail complete this impressive bathroom.





DOUBLE BEDROOM

This double bedroom benefits from a private ensuite shower room.

ENSUITE

The ensuite includes a rainfall shower with a manoeuvrable pencil-style attachment, a bowl washbasin set above a floating drawer unit, a toilet, and a heated towel rail.

DOUBLE BEDROOM

A comfortable double bedroom with direct access to the Jack and Jill shower room.

JACK & JILL SHOWER ROOM

Shared between two of the double bedrooms, this practical shower room includes a rainfall shower with a manoeuvrable hand-held attachment, a washbasin set above a floating drawer unit, a toilet, and a heated towel rail.

DOUBLE BEDROOM

A further double bedroom with its own door into the Jack and Jill shower room.

DOUBLE BEDROOM

Another generous double, with windows overlooking the garden.

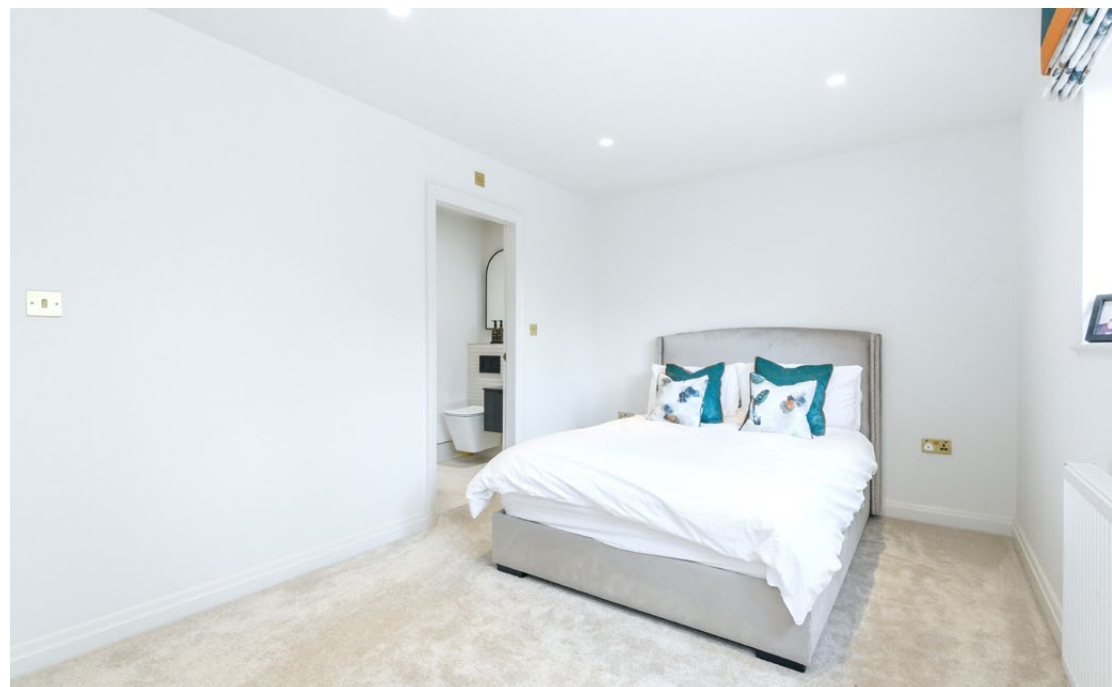
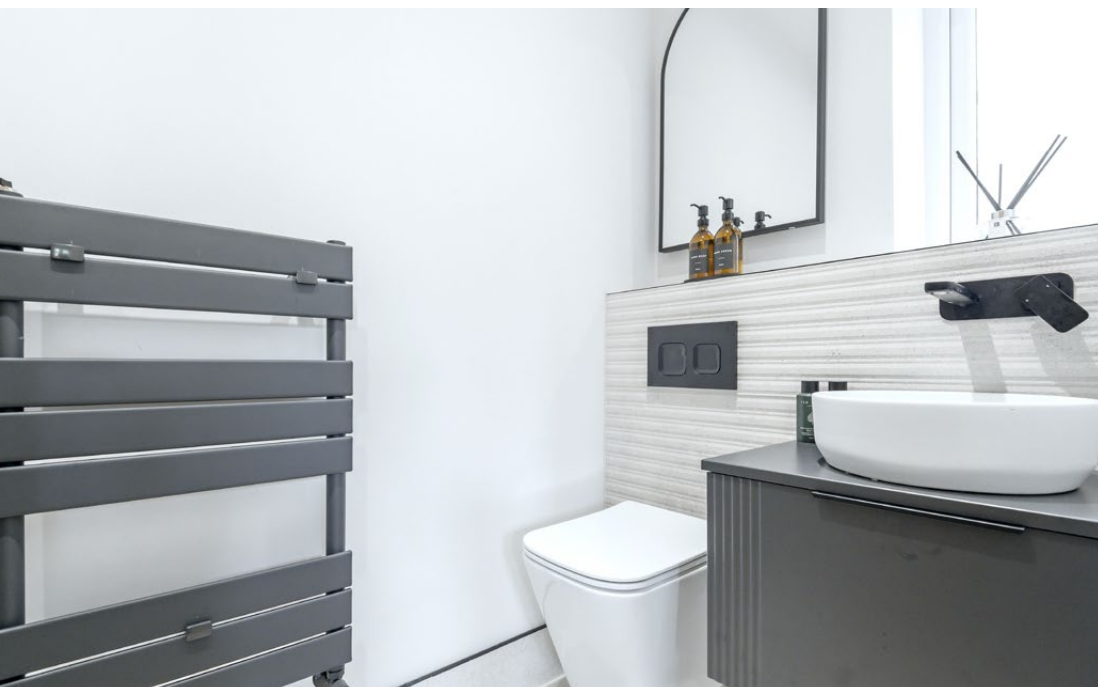
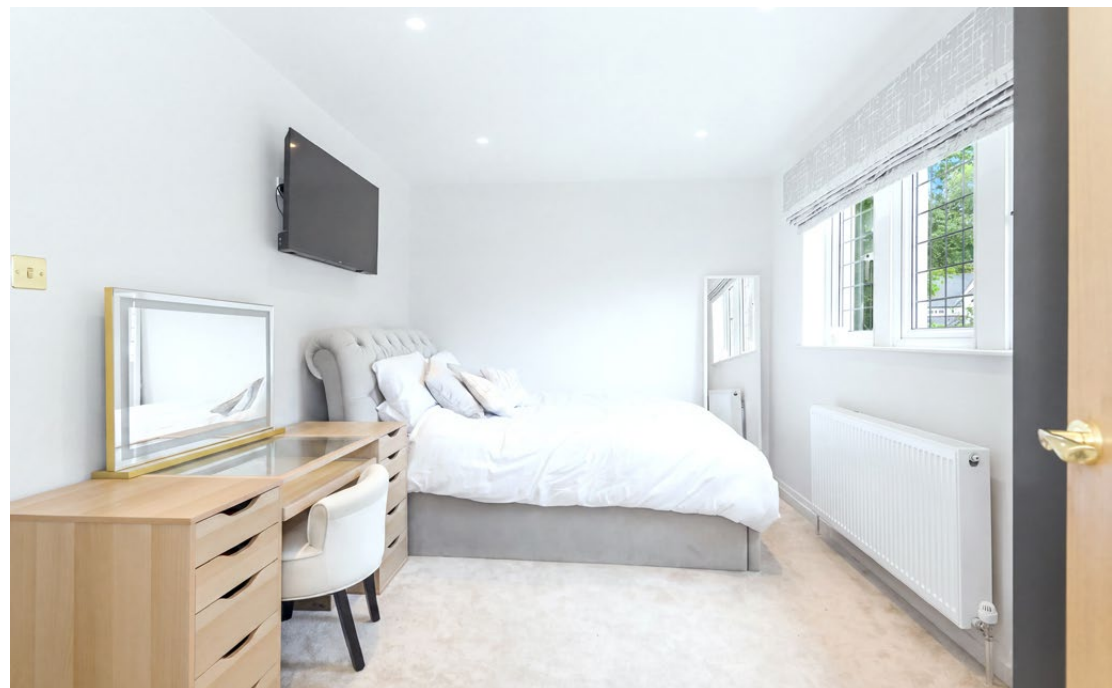
SINGLE BEDROOM

A well-proportioned single bedroom with windows overlooking the garden.

FAMILY BATHROOM

The family bathroom has been finished as a calm, contemporary space, with a freestanding bath and a separate rainfall shower with a manoeuvrable hand-held attachment. A floating washbasin, toilet, and heated towel rail complete the room.









Gardens and grounds

Acre Lodge offers extensive private parking, with space for up to eight cars across the driveway and additional parking areas. A detached double garage provides secure parking for two further cars and is fitted with an electric door.

Gates lead into the rear garden, where a bright porcelain-tiled terrace provides ample room for outdoor sofas, a dining table, and a barbecue. Opening directly from the living kitchen, it forms a natural setting for summer meals, family celebrations, and relaxed evenings outdoors.

Beyond the terrace is a lawn bordered by mature trees, shrubs, and rhododendrons, giving the garden an established backdrop and a good degree of greenery. A pond adds further interest.

Please note: Some of the trees are protected by Tree Preservation Orders.



Key information

- **Fixtures and fittings:**

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

- **Wayleaves, easements and rights of way:**

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone, with tile roof
PROPERTY TYPE	Detached
PARKING	Driveway and additional parking areas for up to eight cars, plus a detached double garage for two cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
EPC RATING	D
ELECTRICITY SUPPLY	Connected to mains
GAS SUPPLY	Connected to mains
WATER SUPPLY	Connected to mains
SEWERAGE	Connected to mains
HEATING	Gas central heating (Octopus Energy), wet underfloor heating (living kitchen)
BROADBAND	Connected
MOBILE SIGNAL	Good outdoor and in-home on some networks (Ofcom Mobile Coverage Checker)

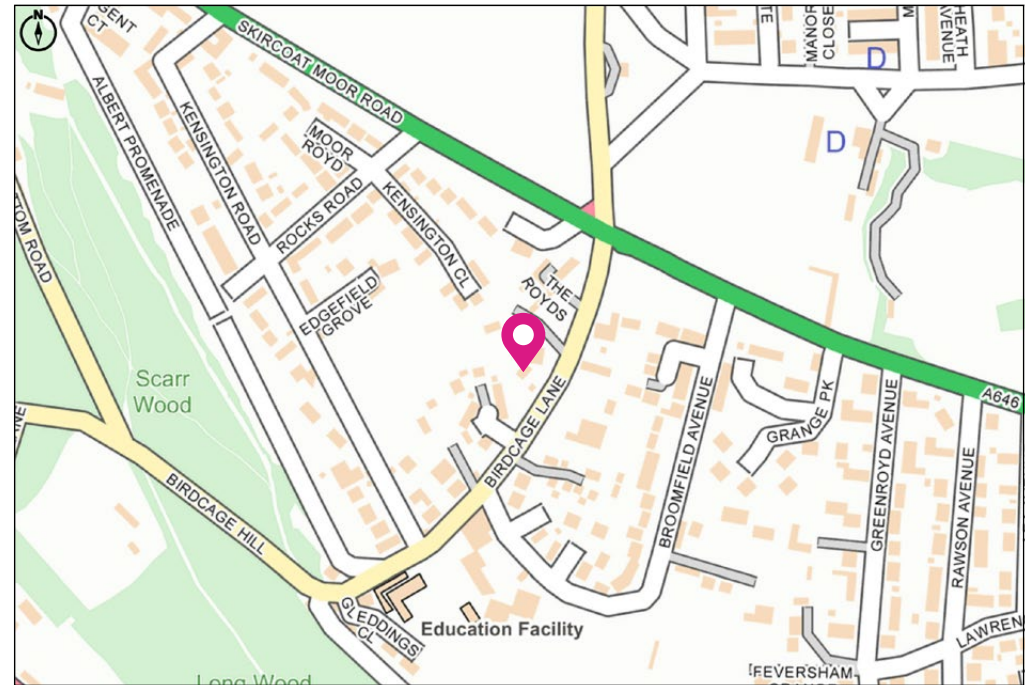
Location

Birdcage Lane is an established residential address within Savile Park, combining a leafy setting with excellent access to the places families use every day. Savile Park itself provides valuable open space close to home, while Manor Heath Park, Skircoat Green's shops and services, Halifax town centre, and Calderdale Royal Hospital are all within convenient reach.

The area offers a strong choice of schooling. The Gladdings Preparatory School is situated on Birdcage Lane itself, while The Crossley Heath School is nearby in Savile Park. Holy Trinity Primary School can also be found locally on Savile Park Road, with further primary and secondary options available across Halifax.

Halifax provides wider shopping, dining, leisure, and cultural facilities, together with rail connections towards Leeds and Manchester. Road links make Brighouse, Huddersfield and the M62 readily accessible, allowing Acre Lodge to offer the space and garden of a substantial family home without feeling removed from schools, amenities or commuter routes.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

Charnock Bates



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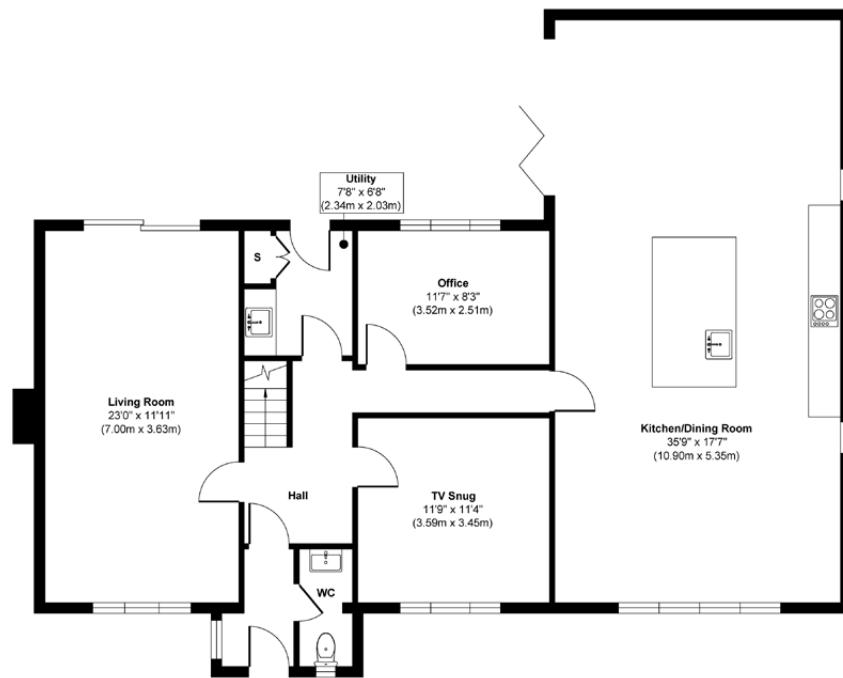
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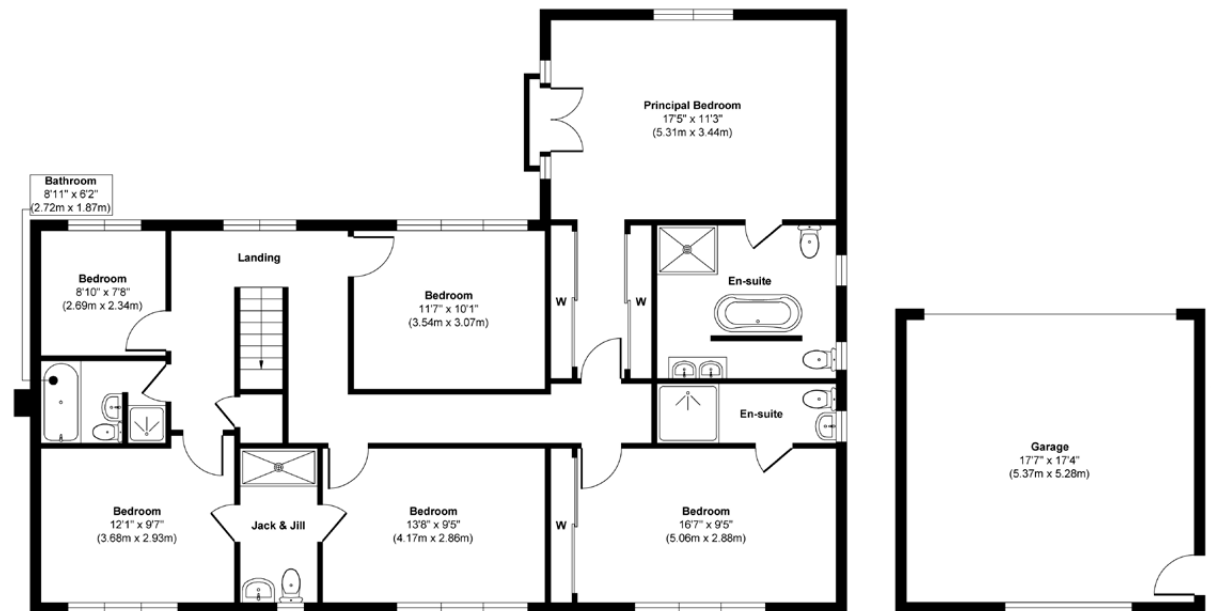


Floor plans

Ground floor



First floor



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Total approximate floor area:
3,022 sqft (280.84m²)
 (inc Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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