



33 THE

LODGE



A STORIED SETTING...

Originally serving as the entrance lodge to the grand Eastthorpe Villa, The Lodge stands today as a thoughtfully extended stone-built home. Its handsome exterior hints at the past, yet step inside and you'll find light-filled spaces designed for modern family life - where character and comfort come together effortlessly, ready to shape the next chapter for whoever lives here. Tucked within walking distance of the bustling heart of Mirfield, the home is perfectly placed for enjoying shops, restaurants, leisure facilities and excellent transport connections, all while feeling quietly set apart from the day-to-day.





A GRAND ARRIVAL...

Wrought iron electric gates, set between handsome stone pillars and within a stone boundary wall that gracefully encloses the grounds, open onto a broad driveway that sweeps past mature trees and south-facing lawns. It guides you towards a detached double garage and the welcoming entrance of the house itself. There's a quiet sense of approach here that makes arriving always feel special, whether you're returning home after a busy day or greeting friends for an evening gathering.

Step through French doors into a striking glazed atrium - a double-height space that doubles as an open plan living area, immediately setting the tone for the flow that continues throughout the house. Here, luxury vinyl flooring laid in a diamond grey pattern with delicate trim makes it a natural place for family life to unfold, leading effortlessly into the kitchen. Light pours in from every angle, enhancing the sense of openness and ease.



“We’ve had so many slow Sunday mornings here with the papers and coffee - it’s where everyone always seems to gather.”



SPACES MADE FOR SHARING ...

In the kitchen, oak shaker style units pair with cool granite worktops, giving a nod to classic craftsmanship while feeling thoroughly contemporary. At the heart of the room is a Smeg range with six-ring gas hob and double electric oven, ready for everything from lively dinner parties to a simple family roast.





There's also a freestanding Smeg American-style fridge freezer, along with an integrated dishwasher and microwave - all thoughtfully planned to keep the space uncluttered and supremely practical. This is a kitchen that balances generous proportions with smart design, allowing you to move easily whether you're cooking, serving or simply sharing a glass of wine at the breakfast table by the window. It's the sort of space where mornings stretch out slowly, papers and coffee spread out under soft light.

Off the kitchen, a utility room provides more oak cabinetry and granite-effect worktops, with an integrated washer dryer and stainless-steel sink. A door opens out to the rear of the house - the perfect way to slip inside after tending to the garden or returning from a muddy country walk with the dog.





ROOM TO GATHER...

Just beyond the atrium, the open plan dining hall stands ready for family occasions, from relaxed midweek suppers to festive celebrations. Oak flooring underfoot adds warmth and texture, while a second entrance door to the east offers an alternative welcome for guests into The Lodge. From here, a generous cloaks room with WC, wash hand basin and built-in storage keeps outdoor coats and day-to-day clutter neatly tucked away, preserving the elegant flow of the home.





“It’s such a lovely place to sit together in the evening - you can see the garden catch the last of the sun.”

PLACES TO UNWIND...

The spacious living room is designed for slow afternoons and long evenings. A large stone fireplace with a living flame gas fire forms a natural gathering point, flanked by windows on either side that draw in extra sunlight. An angled bay window and a further window also frame peaceful views of the south-facing garden, bringing a sense of the outdoors right into your everyday living.



REST & REFRESH...

The Lodge is wonderfully laid out for multi-generational living, with two spacious en suite double bedrooms conveniently arranged on the ground floor. The bedroom to the front is especially charming, with an angled bay window that looks directly out over the lawn, allowing you to wake to soft green views. It comes complete with fitted wardrobes and drawers, alongside a well-appointed en suite featuring a shower, wash hand basin, WC, bidet and full tiling from floor to ceiling.





“A perfect room for when guests stay over.”

BE OUR GUEST...

A second double bedroom sits to the rear, enjoying a large picture window that draws in light and frames glimpses of the landscaped borders outside. This room also benefits from fitted wardrobes and drawers, with its en suite offering a shower over the bath, wash hand basin and WC, again fully tiled for a crisp, timeless look. Each of these bedrooms feels like a private retreat, with proportions that easily allow for reading chairs or a writing desk, blending charm with everyday practicality.



QUIET CORNERS & CREATIVE ROOMS...

Climb the oak staircase from the atrium to reach a balcony landing where light filters gently through. Here you'll discover two further large double bedrooms, each tucked beneath the eaves with ample floor space that could easily be zoned for sleeping, study or even a quiet spot to relax under the skylights. Velux windows open up to blue skies and gentle breezes, while soft carpeting underfoot ensures a sense of calm.

Off the landing is a house bathroom with shower over bath, wash hand basin and WC, fully tiled across the walls and floor for a timeless finish, along with a practical storage cupboard to keep towels and essentials close at hand.



"Our guests love staying up here - it feels like their own little hideaway."





GARDENS THAT DELIGHT...

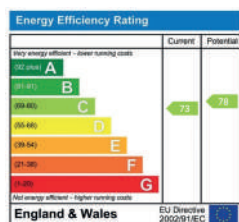
Outside, the gardens wrap themselves gracefully around the home, with the south-facing lawn stretching out in front, framed by mature planting and the driveway on two sides. It's a space that feels both open and private, ideal for sunny afternoons and long summer evenings with family and friends. There's room here for children to run and explore, for garden parties beneath lanterns, or simply to sit with a book and let the quiet surround you.

"It's wonderful to have so much room for everyone to park and still space for the children to play on the lawn."





Approx. Gross Internal Floor Area 3214 sq. ft / 298.58 sq. m (Including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.



FINER DETAILS

- Extended period entrance lodge
- 4 spacious bedrooms (2 ground floor)
- 3 bathrooms (2 ensuite)
- Suitable for multigenerational living
- Double garage
- Large electric gated driveway
- South-facing gardens
- All mains services
- No onward chain

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Tesco Express in Mirfield town centre (6 mins walk)



CHEMIST:
Boots in Mirfield town centre (7 mins walk)



GYM:
Roy Ellam's Premier Health Club (8 mins walk)



WALK:
It's lovely to walk along the canal or up through the woods in Hopton



PLACES TO EAT:
Capri or Ravello (Italian);
Spice of Bengal (Indian)



TAKEAWAYS:
China Garden (Chinese); Spice of Bengal (Indian); plus, lots more



PUB:
Navigation Tavern;
The Flowerpot



POI:
Ponderosa; Marina; Dewsbury District Golf Club; National Coal Mining Museum; Yorkshire Sculpture Park



PUBLIC TRANSPORT:
Bus to Huddersfield or Leeds from Huddersfield Road; Train from Mirfield station to Manchester, Huddersfield, Leeds & London



LOCAL SCHOOLS:
Crowlees Junior & Infant School (Outstanding); Castle Hall Academy or Mirfield Free Grammar (Good)



The Lodge, 33 Parker Lane, Mirfield WF14 9PA

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WHAT3WORDS: [stuck.spillage.toolbar](https://www.what3words.com/stuck.spillage.toolbar)

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