



**LEE COOKE**  
ESTATE AGENCY GROUP

Park View, Park Lane, Lapley, ST19 9JT

Offers In Region Of £625,000

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ESTATE AGENCY GROUP  
— exp —

- 📞 01785 526777 (Staffordshire)  
01952 370777 (Shropshire)  
01902 239777 (Wolverhampton)
- 📱 07376 581129 (WhatsApp)
- ✉️ lee.cooke@exp.uk.com
- 🌐 www.leecooke.exp.uk.com

## Park View, Park Lane, Lapley, ST19 9JT

**A TRULY WONDERFUL AND UNIQUE DETACHED COUNTRY RESIDENCE WITH 2 RECEPTION ROOMS- FITTED KITCHEN WITH ADJOINING DINING ROOM - REAR ENTRANCE LOBBY WITH GUEST CLOAKS WC - CELLAR - DOUBLE GARAGE WITH FITTED UTILITY. THIS BEAUTIFUL HOME ALSO OFFERS FLEXIBLE LIVING ACCOMMODATION WITH 4 BEDROOMS - 2 BATHROOMS (GROUND FLOOR BEDROOM 4/HOME OFFICE WITH ADJOINING ENSUITE SHOWER ROOM) DO NOT MISS THE BEAUTIFUL DETACHED CHAPEL / STUDIO WITH REAR COUNTRYSIDE POOL, WOODLANDS AND STUNNING REAR VIEWS.**

Upon entering, you are greeted by a welcoming entrance hall leading to three character-filled reception spaces. These include an inviting lounge, a comfortable sitting room, and a separate dining room, perfect for entertaining. The fitted kitchen adjoins the dining area and boasts an ESSE freestanding wood-burning cooker and exposed oak beams, creating a warm, country feel. A rear entrance lobby and a separate utility room, cleverly positioned at the rear of the garage, adds to the practicality of this home.

The ground floor also features a versatile annex/bedroom or home office with its own en suite shower room, providing ideal options for guests or adaptable living. A convenient rear lobby provides access to a guest WC and stairs leading down to a useful cellar offering additional storage.

Ascending to the first floor, you will find three well-proportioned bedrooms, each retaining traditional features such as sash windows and cast iron fireplaces. The spacious first-floor family bathroom is a highlight, featuring a freestanding roll-top bath and 'his & hers' wash basins, offering a touch of luxury.





Externally, the property truly shines with ample gated off-road parking and a double garage, which offers excellent potential for conversion, subject to planning permissions. The beautifully presented rear gardens feature block-paved entertainment patios, winding pathways, and mature planting, creating a tranquil outdoor sanctuary. Beyond the formal gardens awaits a superb leisure space including a private pool, a peaceful woodland area, and a picnic spot, all set against a backdrop of stunning countryside views. Adding to the unique appeal is a beautifully designed detached chapel/studio, complete with stained glass windows and a traditional fireplace, offering endless possibilities as a creative space or quiet retreat. With no onward chain, this property is a truly unique offering.

## Entrance Hall

Traditional wooden entrance door with feature upper window to front, wall-mounted feature radiator, traditional tiled flooring and door leading into the inner hall.

## Inner Hall

Stairs rising to first-floor landing and doors to various ground floor rooms.





## Lounge

12'0" into recess x 11'8" (max)

Feature sash window with secondary glazing to front, traditional wooden flooring, feature radiator and a traditional cast iron fireplace with open fire and tiled hearth. Door to inner hallway.

## Sitting Room

11'4" into recess x 11'9" (max)

Traditional sash window with secondary glazing to front, feature radiator, open cast iron fireplace, glazed door to dining room and door to entrance hall.

## Dining Room

14'0" x 9'1" (max)

Adjoining the kitchen with an open access, glazed door to rear lobby, door to sitting room, traditional quarry tile flooring and **feature stained glass door**.



## Kitchen

11'6" x 9'0" (max)

Secondary glazed window overlooking the rear grounds, quarry tile flooring, a range of fitted wall and base units with beech worktops, 1½ ceramic sink, **ESSE freestanding wood-burning cooker** with separate matching ESSE electric cooker and hob, part-tiled walls, exposed wooden beams and opening to dining area.

## Rear Lobby

Doors to various rooms, feature radiator, quarry tiled flooring, door to gardens, stairs down to cellar and access to guest WC and door to access Home Office/Bedroom 4.

## Guest WC

Window to rear, high flush WC, wall-mounted wash basin, feature quarry tile floor and radiator.



## Cellar

12'0" x 9'0" (max)

Accessed via steps from rear lobby. Central heated radiator, wall storage cupboard and tiled flooring. *(Measurements are maximum due to arched ceiling.)*

## Utility Room (Rear of Garage)

10'0" x 5'9" (max)

Vaulted ceiling, extractor fan, secondary glazed window to rear, fitted wall and base units, sink, plumbing for washing machine, tiled flooring, radiator and door to garage.

## Ground Floor Annex Styled living

Ground floor Bedroom 4 / Home Office - 12'0" x 9'1" (max)

A versatile space requiring viewing to fully appreciate. Featuring traditional window to side, stained glass feature window, medieval beam lintel, traditional wooden flooring, storage





## Ground floor En Suite Shower Room

Walk-in shower, low flush WC, pedestal wash basin, heated towel rail, tiled flooring and walls. Door to Bedroom 4.

## Landing

Doors to all rooms and smoke alarm.

## Bedroom One

12'0" into recess x 10'8" (max)

Sash window with secondary glazing to front, cast iron fireplace, traditional wooden flooring, feature radiator.



## Bedroom Two

11'1" into recess x 12'1" (max)

Sash window with secondary glazing, built-in storage cupboard, cast iron fireplace, traditional flooring, loft access and radiator.

## Bedroom Three

14'0" (max) x 9'0" (max)

Secondary glazed window overlooking rear garden, traditional flooring and radiator.

## Family Bathroom

12'0" x 9'0" (max)

Requires viewing to fully appreciate. Secondary glazed window to rear, high flush WC, matching bidet, **his and hers wash basins**, roll-top freestanding bath with shower attachment, heated towel rail, airing cupboard, traditional wooden flooring and feature radiator.



## Double Garage

18'3" x 17'0" (max)

**POTENTIAL FOR CONVERSION (SUBJECT TO RELEVANT PERMISSIONS)**

Vaulted ceiling, internal lighting, radiator, access to utility room, door to rear garden and driveway access. Roof fitted with **solar panels**, housing various control systems for the property. **Chapel Grounds** Brick boundary wall, lawned garden, trees and shrubs, access to woodland, log store and heat pump control/storage area.

## Front Gardens & Driveway

Traditional brick-built walls with pillars, cobbled parking area, wrought iron gates, landscaped planting, garden lanterns and pathway access to the main house and rear gardens.

## Grounds and Chapel

Beautifully presented and spacious, featuring block-paved entertainment patios, winding pathways, lawned areas, mature trees, shrubs, security lighting, water tap and access to garage and store. Detached Green House Situated to the rear of the main home with a selection of windows and doors leading the main home gardens.

Woodland & Pool Area – A superb leisure space with pool, picnic area, compost area, log store, pathways and stunning countryside and field views. **Detached Chapel / Studio – 15'1" x 10'0" (max)** A beautifully designed detached building featuring alarm system, two traditional side windows, stunning stained glass rear window, gothic-style wooden door, tiled flooring, traditional fireplace, wall heating system and internal lighting.

**Agents Notes** - Please confirm with your solicitor regarding the connected services. Any fixtures and fittings not specifically mentioned within these sales particulars are excluded from the sale, although they may be available through separate negotiation. The property details are to give a general overview of the property, they don't form any part of contract. We have not carried out a survey or tested any services or fittings. Measurements, photos, floorplans, greyscales, ariel views are for guidance only and do not represent the properties legal boundaries and should be checked with your solicitor before incurring any costs. All images and information are the copyright of Lee Cooke Estate Agency Group eXp. We may update these details at any time without notice.



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