



6 Lea Lane

Cookley, DY10 3TA

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

Characterful four bedroom semi-detached family home offering flexible living space, a generous rear garden with entertaining areas, private driveway parking and a sought after village setting.

- A well proportioned four bedroom home arranged over three floors with adaptable accommodation.
- Flexible living areas including multiple reception spaces and a useful loft room.
- A generous rear garden with defined seating areas, lawn and a covered bar and garden room.
- Private driveway providing off road parking for several vehicles.
- Beautifully situated on a tranquil country lane close to Cookley village centre and surrounding countryside.

This characterful four bedroom home offers well balanced accommodation arranged over three floors, combining flexible living space with practical everyday layout. The ground floor includes multiple reception areas that connect naturally through to the kitchen and conservatory, while the first floor provides three bedrooms and a family bathroom. A further loft room adds valuable additional space, with potential to extend over the garage to create additional first floor accommodation and link with the loft room, subject to the necessary planning permissions. Outside, the generous rear garden is arranged into distinct areas including seating, lawn and entertaining spaces, while a private driveway to the front provides off road parking.

1378 sq ft (128.1 sq m)





The kitchen

The kitchen is arranged in a practical galley layout that makes excellent use of the full length of the room, creating a strong sense of flow between the front and rear of the house. Generous worktop space runs along both sides, supporting everyday cooking as well as larger scale preparation, while a wide range of base and wall units provides extensive storage. The room connects directly through to the dining and conservatory areas, making it well suited to both daily family life and entertaining.





The family room

Positioned between the kitchen and conservatory, the family room provides a comfortable and versatile space that naturally draws people together. Its proportions work well for relaxed seating while still allowing clear access through to the adjoining rooms. A central fireplace creates a clear focal point and adds character to the room, while the direct connection to the conservatory enhances how the space is used throughout the day.





The living room

Located at the front of the house, the living room offers a well proportioned and welcoming space designed for more formal relaxation. A bay window defines the front elevation and gives the room an elegant shape, while the overall layout comfortably accommodates seating arranged around the fireplace. The room feels distinct from the busier areas of the house, providing a calm retreat that works equally well for quiet evenings or hosting guests.





The conservatory

The conservatory sits to the rear of the house and provides an inviting space that works naturally as a dining area with a clear outlook onto the garden. Its footprint comfortably accommodates a table and seating while maintaining a strong connection back through to the family room, allowing the two spaces to function together when entertaining. Double doors open directly outside, reinforcing its role as a flexible room that extends everyday living into the garden during warmer months.





The shower room

The ground floor shower room provides practical facilities that support the flexible layout of the house. Its arrangement allows for straightforward daily use, with a walk in shower, wash basin and WC. This room is particularly useful for guests or for those using the ground floor bedroom, adding to the overall practicality of the accommodation without impacting on the main living areas.



The entrance hall

The entrance hall creates a welcoming first impression and provides a clear sense of arrival into the house. It offers direct access to the principal ground floor rooms and the staircase, making movement through the property straightforward and well organised. Its proportions allow the space to function comfortably as a central hub, linking the more formal living areas with the family spaces to the rear while maintaining a defined separation between them.



The primary bedroom

The primary bedroom is positioned at the front of the house and offers generous proportions that comfortably accommodate a full range of bedroom requirements. A bay window gives the room an elegant shape and increases the sense of space, while built in storage helps keep the room well organised.





The second and third bedrooms

The second and third bedrooms are located on the first floor and offer flexible accommodation to suit a range of needs. The larger of the two works comfortably as a double bedroom, while the third bedroom provides a well balanced single room that could also serve as a home office or nursery.





The fourth bedroom

Located on the ground floor, the fourth bedroom benefits from its own independent access, making it a highly flexible addition to the accommodation. Its proportions suit use as a family bedroom, guest room or dedicated workspace. This room works particularly well for those seeking ground floor living options or a more private arrangement within the home.



The bathroom

The main bathroom is located on the first floor and features a full size bath, a wash basin and WC, creating a practical layout that serves the first floor bedrooms with ease. Built-in storage enhances its practicality and a window provides ample light and ventilation.





The loft room

The loft room provides a valuable additional space that broadens the overall flexibility of the house. Accessed from the first floor, it offers a generous open area that can adapt to a variety of uses depending on individual needs. Its separation from the main living and sleeping accommodation makes it well suited to activities that benefit from privacy while still feeling connected to the rest of the property.



The rear garden

The rear garden extends to a generous length and has been thoughtfully arranged to create a series of defined outdoor spaces that suit both everyday use and social occasions. A paved terrace sits immediately behind the house, providing a natural place for outdoor dining and seating, with steps leading up to a central lawn that forms the main body of the garden.





Mature planting, established borders and fencing combine to create a sense of privacy and enclosure, while a covered bar area introduces a distinctive entertaining space, complemented by a garden room at the far end that offers further flexibility for hobbies, storage or retreat, ensuring the garden works as an extension of the living accommodation throughout the seasons.





THE FUN

ONLY



The driveway and parking

To the front of the property there is a private driveway providing off road parking for several vehicles, creating a practical and highly desirable feature for a home in this location. The driveway sits comfortably in front of the house without dominating the frontage, with planting and boundary details softening the approach and giving a clear sense of separation from the road.



Location

The property is beautifully situated on a tranquil country lane just yards away from the village centre and wonderful neighbouring countryside which surrounds Cookley on all sides. The property enjoys lovely rural views from the upper floors looking out towards Wolverley and Shatterford.

Cookley is a thriving village with a real sense of community and represents an extremely sought-after place to live. For a relatively small village there are a surprising number of amenities on offer here, including three pubs, a Tesco Express and village stores, a tearoom and a primary school conveniently placed further along Lea Lane. There is also a fabulous village hall and playing fields which has so much to offer the local community, with many events held here throughout the year and lots of facilities including a BMX track, a skateboard park, a children's play area and a community garden.

The village is a fantastic place for those who love the countryside and outdoors, with wonderful beauty spots close by including the renowned Kinver Edge. The Staffordshire Worcestershire Canal also runs through the heart of the village and provides lovely waterside walks to nearby Wolverley and Kinver..

A unique aspect of Cookley is how well positioned it is for accessing nearby towns, with both Kidderminster and Stourbridge nearby providing a wealth of shops and amenities between them.

Services

The property benefits from mains gas, electricity, water and drainage.

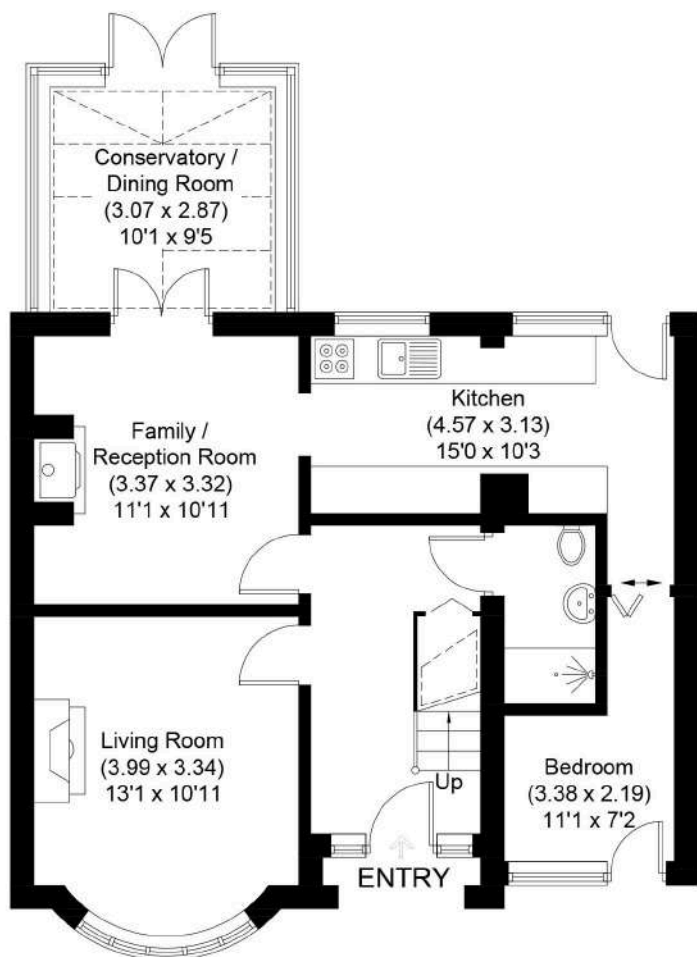
Council Tax

The Council Tax for this property is Band C.

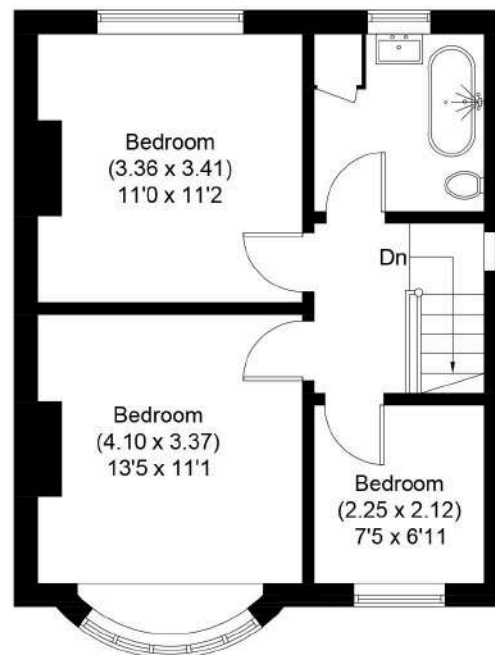


Lea Lane

Approximate Gross Internal Area
 Ground Floor = 64.7 sq m / 696 sq ft
 First Floor = 39.3 sq m / 423 sq ft
 Second Floor = 24.1 sq m / 259 sq ft
 (Excluding Eaves)
 Total = 128.1 sq m / 1378 sq ft

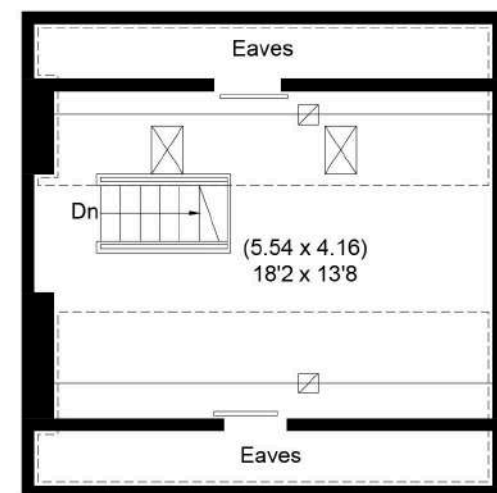


Ground Floor



First Floor

= Reduced head height below 1.5m



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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