



Flat 2, Lilystone Hall

Honeypot Lane, Stock, Ingatestone, Essex

Located to the west wing of this historic country house, a splendid ground floor apartment

Lilystone Hall is a historic Grade II listed property and represents a fine example of an early Victorian building. Sympathetically restored in recent times, the property is set within landscaped gardens providing privacy and a most tranquil setting.



2 RECEPTION ROOMS



2 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



COMMUNAL GARDENS



LEASEHOLD



VILLAGE



1,969 SQ FT



**GUIDE PRICE
£825,000**

The property

Lilystone Hall is a Historic and Grade II listed building dating back to 1847. This ground floor apartment was originally classed as the drawing room and enjoys 1969 sq. feet of living accommodation. This is the largest apartment in the building and enjoys many fine period features embodied by high ceilings, sash windows, feature fireplaces, and moulded cornice plaster works. The Victorian architecture and symmetrical elevations to the south reflect this Historic period beautifully. Surrounded by parkland the views are quite breathtaking with a mature woodland offering a private backdrop to this outstanding building. A great variety of magnificent specimen trees, forming an arboretum, numerous shrubs and banks of rhododendrons bring colour to the gardens. Of note is a secret garden planted with collections of spring bulbs and a beautiful lily pond making for a sanctuary within the grounds.

Entry to the building is via an individual video intercom for each apartment. A communal foyer includes individual postal boxes, and a further

door leads to an impressive hall. Upon entering the apartment, an inner lobby is finished with herringbone oak flooring, cloaks cupboard for storage and a touch screen entry display. The drawing room is truly impressive and bathed in natural light from tall, shuttered sash windows which frame lovely views of the grounds. With exemplified high ceilings the room create a great feeling of space, relieved by plaster cornice, deep skirtings and a beautiful original marble fireplace. The floor is finished in oak, herringbone-style finish which is reproduced in the kitchen. The kitchen is expertly integrated within the drawing room, finished with gloss-fronted units and complemented by fine quartz worksurfaces. Integrated appliances include NEFF ovens, a microwave, a wine fridge, a fridge/freezer, cooker hood and a dishwasher. Oak stairs from the reception room lead to a mezzanine snug overlooking the drawing room below. An inner hallway includes a custom-built dressing room with shoe racks and wardrobes. A fully fitted utility room houses a washing machine and separate tumble dryer, a recently fitted Vaillant Eco Tech combi boiler and a useful store.



Property - continued

The principal bedroom has very high ceilings and deep tall windows and includes an original marble fireplace. This beautiful room has the benefit of a high specification en suite bathroom and a range of wardrobes. The second guest bedroom enjoys a pleasant outlook over a newly renovated patio and the grounds, the room features similarly high ceilings, with an adjoining luxury shower room

Outside

An impressive sense of arrival as the long drive passes through woodland to parking in front of the hall. To the south is a bank of rhododendrons lining sloping lawns which lead you down to the lily pond. The lawns are lined by a superb selection of shrubs, deciduous and evergreen specimen trees which are a feature of the grounds and include beech, oak, copper beech, chestnut, pine and glorious cedars. The apartment has a double garage located left of the entrance as you enter Lilystone Hall.

Location

Lilystone Hall is located just off Stock Road with the main entrance being located on Honeypot Lane. The Hall is with half a mile of the village of Stock, which is arranged around the 15th century Church of All Saints and has a wide range of traditional and contemporary properties and architectural styles. The village offers everyday amenities including two convenience stores, hairdressers, florist, a coffee shop, wine bar, four public houses and an Italian Bistro. Crondon Park and Stockbrook Manor Golf courses are located on the edge of the village. Ingatestone station to the west provides a regular service to London Liverpool Street with an approximate journey time of 30 minutes. Junction 16 of the A12 is located to the North giving access onwards to the M25. The City of Chelmsford provides a broader range of commercial, entertainment, shopping and leisure facilities. There are a number of excellent schools in the area, both state and private, including King Edward VI's Grammar School, Chelmsford County High School for Girls, Brentwood School, New Hall and the Felsted Schools.



Distances

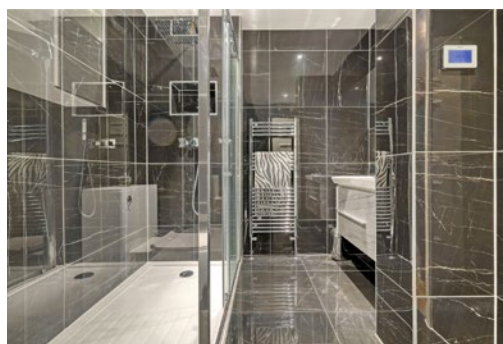
- Stock 0.5 miles
- Ingatestone Station 2.3 miles
- A12 (junction 16) 2.6 miles
- M25 14.2 miles
- London Southend Airport 21.5 miles
- London Stansted Airport 26.1 miles

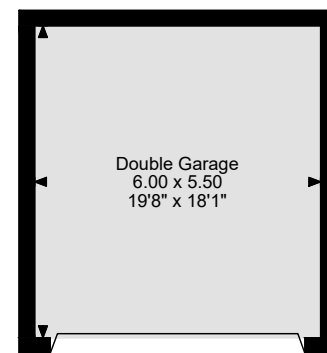
Nearby Stations

- Ingatestone Station
- Billericay Station
- Chelmsford Station
- Shenfield Station - Elizabeth Line
-

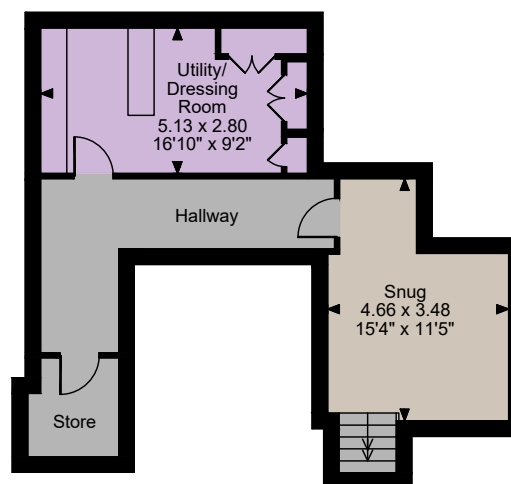
Nearby Schools

- King Edward VI's Grammar School
- Chelmsford County High School for Girls
- Brentwood School
- New Hall School
- Felsted Schools

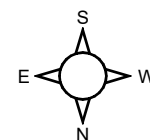




Outbuilding



First Floor



Floorplans

Main House internal area 1,969 sq ft (183 sq m)

Outbuilding internal area 355 sq ft (33 sq m)

Total internal area 2,324 sq ft (216 sq m)

For identification purposes only.

Directions

CM4 9GJ

what3words: ///belly.envy.save - brings you to the driveway

General

Local Authority: Chelmsford City Council

Services: All mains services connected.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: D

Tenure: Leasehold - expiry January 2197. Maintenance charge: £5,280 p.a. Ground rent: £300 p.a. including water and buildings insurance.

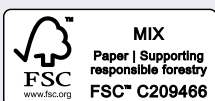
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken 2024. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Chelmsford

Coval Hall, Rainsford Road, Chelmsford CM1 2QF

01245 254600

chelmsford@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

