

**The Bent, Bent Lane, Warburton, Lymm, WA13 9TQ**

Offers Over £1,250,000

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A beautifully presented Grade II listed five-bedroom detached period home, dating back to the 1600s, enjoying far-reaching countryside views and set within a substantial plot.

The property blends original character features including mullioned windows, exposed beams, fireplaces and timber doors with modern enhancements such as a cinema room with integrated surround sound, ceiling-mounted Wi-Fi mesh system, underfloor heating to selected areas and a high-specification kitchen/dining/family room.

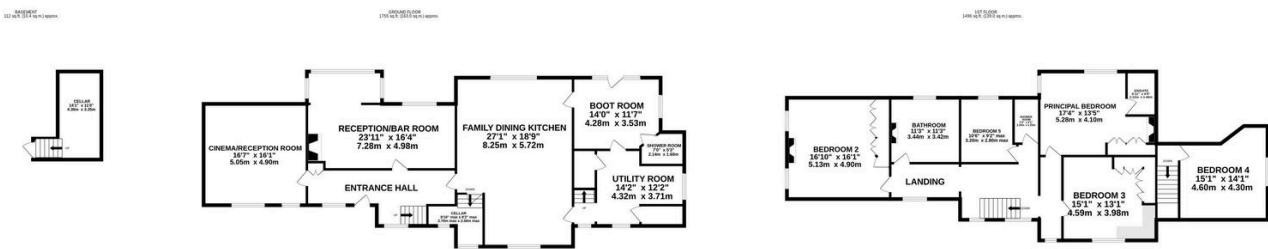
Versatile accommodation includes multiple reception rooms, study area, cellars, bedrooms, family bathroom, en-suites and shower rooms. Externally there is a double garage, along with a range of outbuildings.

Approached via gated access and a long driveway, the grounds are mainly laid to lawn with patio areas and open countryside views.

Freehold | Grade II Listed | Eco septic tank | Mains gas & electricity

## Key Features

- Grade II listed detached period home parts of which date back to the 1600s
- High-spec kitchen/dining/family room with island and Rangemaster stove
- Five bedrooms with versatile family and guest accommodation
- Double garage with self-contained living accommodation above
- Substantial plot with gated shared driveway, outbuildings and mature gardens
- Refurbished in the 1880s and 2022 retaining many original character features
- Cinema room with integrated surround sound system
- Ceiling-integrated Wi-Fi boosting mesh system throughout the property
- Far-reaching views across open countryside
- Eco septic tank, mains gas and mains electricity



TOTAL FLOOR AREA: 3363 sq ft. (312.4 sq.m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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