

FOR SALE

The Barn, Moses Cockers Farm, Sheep House Lane, Rivington, BL6 7SD

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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The Barn, Moses Cockers Farm, Sheep House Lane, Rivington ,

Exceptional barn conversion located In the heart of Rivington surrounded by breathtaking countryside



- Grade Two listed detached barn conversion
- Outstanding open plan kitchen / dining
- Four modern bathrooms
- Surrounded by breath taking countryside
- Spacious and versatile accommodation
- Five excellent sized bedrooms
- Large gardens / driveway / double garage
- 3750 SQ. FT.

This is an EXCITING and RARE opportunity to purchase a fully rebuilt and renovated Grade 2 listed, 200 year old barn conversion in the heart of Rivington. The Barn, Moses Cocker Farm sits in arguably ONE OF THE BEST SPOTS at the top of Sheephouse Lane with truly spectacular panoramic views across towards Blackrod then back at the whole of Rivington and surrounding areas. On a good clear day you can also see the sea in the distance. This is an excellent property for the outdoors type client given the outstanding countryside at your doorstep. Internally the property has been finished to an exceptionally high standard throughout and benefits from modern cavity insulation, air dried oak cladding and original stone walls. The full rebuild has been fully documented with photos which can be viewed. The Barn was also recently on Sky TV being the main residence for the characters in the hit series The Rising. The accommodation spans over 3750 square feet of contemporary space which in brief comprises of amazing entrance hallway with large feature windows, to the left is an excellent guest area comprising of double bedroom, modern four-piece family bathroom, utility / storeroom and then access into the large garage. In the main / formal part of the barn there is an expansive open plan area which houses the modern kitchen and island, dining area and formal lounge with feature media wall and under floor heating. The open plan area benefits from large windows taking in the scenery and a log burner. Off the lounge is a separate utility room and then a great sized study / home office. Up on the first floor the large landing area opens to give access to a master bedroom with large dressing room and modern fitted en-suite. There are three more double bedrooms on this floor along with an extra en-suite bathroom to bedroom two and a modern fitted family bathroom. The use of original stonework, oak beams and large windows taking in the outstanding views is simply amazing, they all bring out the character and charm of this impressive period building. Although the barn is located within a rural setting, it still offers excellent access into Horwich and Adlington with all their amenities, schools and public transport links. The M61 motorway network is approximately 15 minutes' drive away giving access to a wider network of motorways. Internal inspection is highly recommended to fully appreciate the outstanding finish, size and truly breath-taking views. Available immediately with no onward chain.

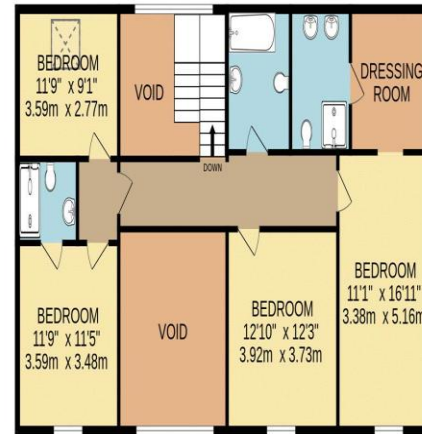




GROUND FLOOR
2432 sq.ft. (225.9 sq.m.) approx.



1ST FLOOR
1318 sq.ft. (122.4 sq.m.) approx.



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TOTAL FLOOR AREA : 3750 sq.ft. (348.4 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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WIGAN OFFICE
10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street,
Standish, WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

-  @reganhallworth
-  Regan & Hallworth
-  @reganandhallworth
-  @reganhallworth

www.reganandhallworth.com