



Oliver James
ESTATE AGENT



SCAN ME



BOOK A VIEWING



Moss Side Lane, Rixton

Guide Price £600,000

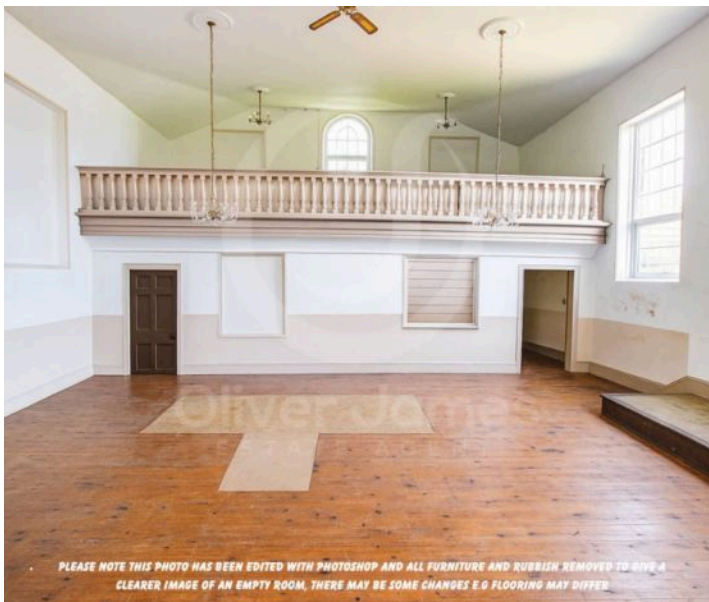
3 Moss Side Lane

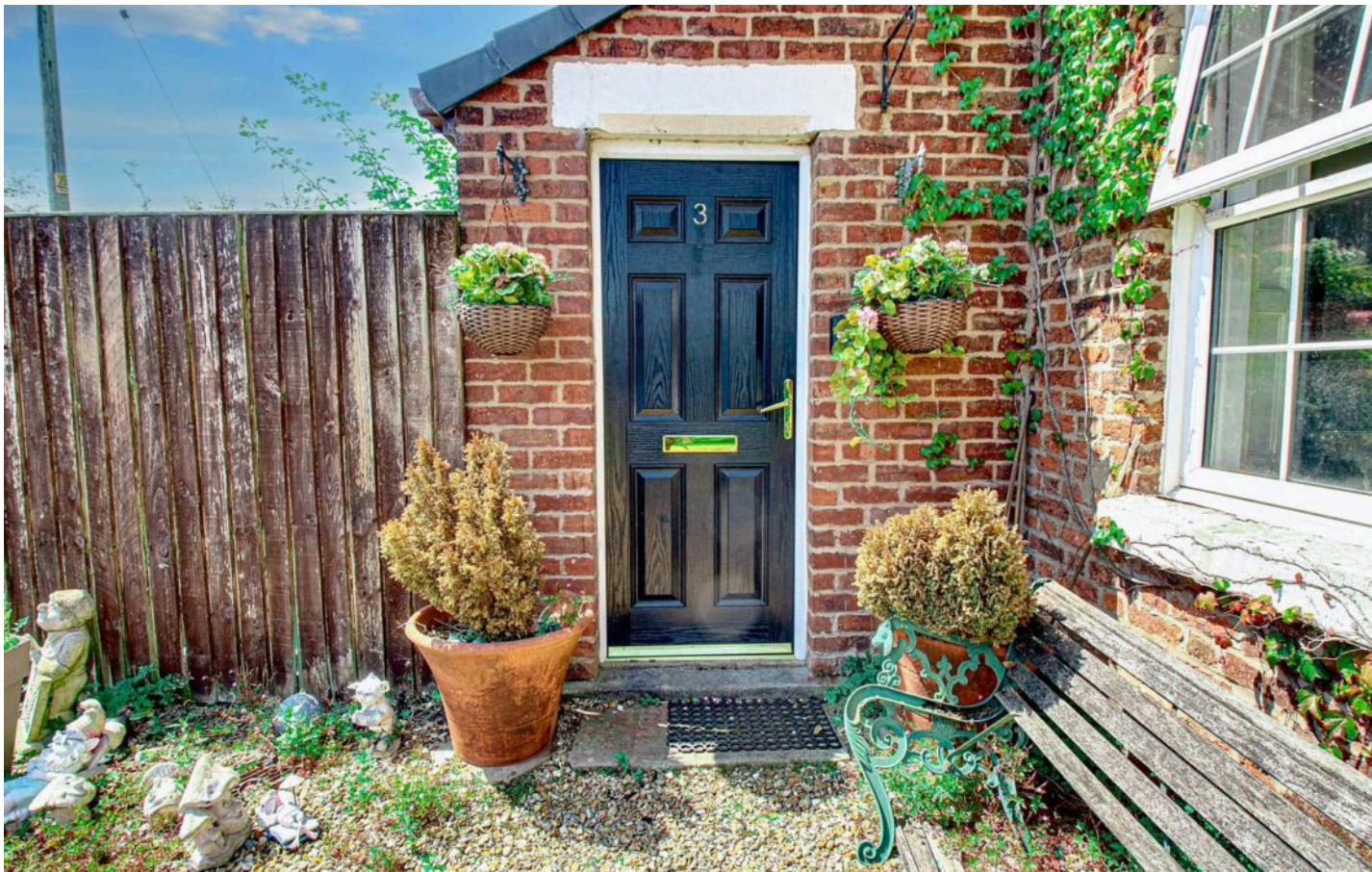
Rixton, Warrington

"Grade II listed residence in Rixton-with-Glazebrook. 0.8 acres of land, church building included. Potential for legacy home or development. Rustic charm, open views. Beautiful outdoor space. Unique opportunity for multi-generational living or business ventures. Requires creative vision.

Tenure: Freehold

- Grade II Listed, A historic sanctuary where only the interior may be altered, preserving timeless beauty
- Set on 0.8 Acres, A rare expanse of private grounds with pond, greenhouse, and scope for further development (STPP)
- Former Church Included – Featuring altar, church hall, Chancel, and separate access.
- Glorious Natural Light – Thanks to three striking front-facing church windows and open countryside views.
- Sprawling Living Space – Four+ bedrooms, multiple lounges, two kitchens, and creative conversion potential.
- Design Potential – Fire-damaged kitchen and conservatory offer blank-slate opportunity for high-end redesign.
- Open Aspect Views – Gaze out over fields from almost every angle of the home.
- Original Features – Wooden beams, log burner, grand doors, timber floors – the character is everywhere.
- Luxury Top Floor Suite – Skylights, storage into eaves, and a full private bathroom.
- Idyllic Location – In the sought-after village of Rixton-with-Glazebrook, wrapped in nature yet





Porch

5' 11" x 4' 3" (1.80m x 1.30m)

Side facing window, front facing composite door and tiled flooring.

Hallway

20' 0" x 3' 7" (6.10m x 1.10m)

Wooden door with glass panels, laminate flooring and archways into rooms

Lounge

13' 9" x 10' 6" (4.20m x 3.20m)

Side facing window, laminate flooring, wooden beams to ceiling and log burner (not tested).

Kitchen

14' 5" x 11' 6" (4.40m x 3.50m)

Side facing window, base and wall units. Fire damaged.

Conservatory

17' 5" x 12' 10" (5.30m x 3.90m)

Side facing upvc french doors, fire damaged.

Reception Room / Bedroom

10' 6" x 11' 2" (3.20m x 3.40m)

Front facing window, laminate flooring and wooden beams to ceiling. Doorway through to Church storage room.

Kitchen Diner

11' 2" x 17' 5" (3.40m x 5.30m)

Rear facing window with base and wall units.

Skullery

8' 10" x 8' 10" (2.70m x 2.70m)

Kitchen Utility

18' 1" x 9' 6" (5.50m x 2.90m)

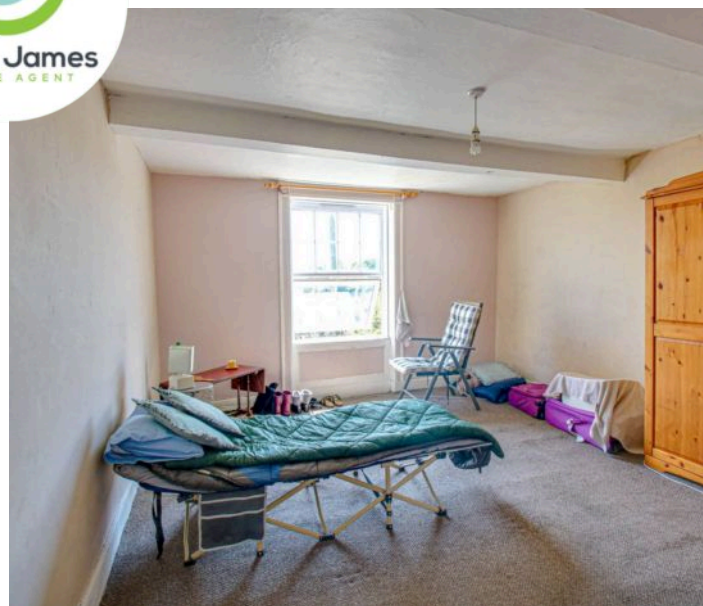
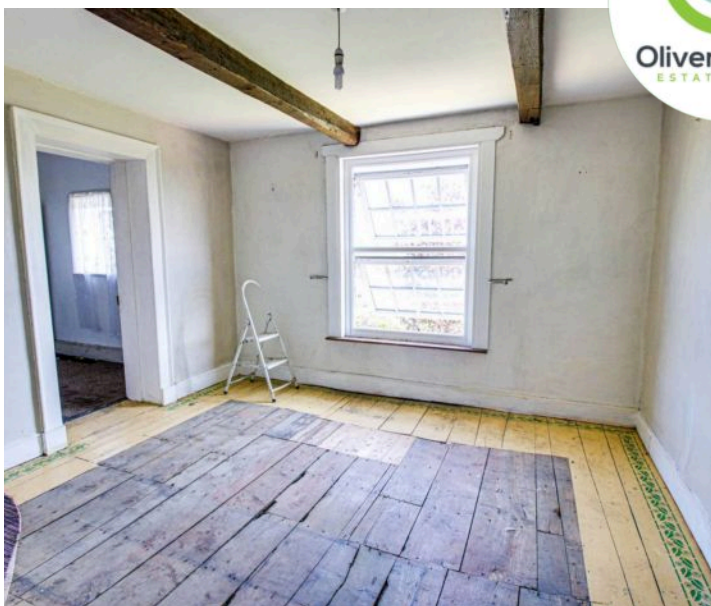
Rear and side facing windows, base units and rear door.

Shower Room

6' 3" x 4' 11" (1.90m x 1.50m)

Walk in shower, WC and sink unit.





Shower Room

6' 3" x 4' 11" (1.90m x 1.50m)

Walk in shower, WC and sink unit.

Garage and Work Room

28' 6" x 12' 2" (8.70m x 3.70m)

Church Hall

27' 7" x 24' 7" (8.40m x 7.50m)

Three front facing windows, wooden flooring. Altar 3.2m x 4.4m.

Storage Room

8' 10" x 8' 2" (2.70m x 2.50m)

Door to Bedroom/Reception Room

Room

10' 2" x 10' 6" (3.10m x 3.20m)

Previously confessional area

Room

16' 9" x 10' 6" (5.10m x 3.20m)

Door through to entrance hall and stairs up to the Chancel.

Hallway

7' 7" x 8' 10" (2.30m x 2.70m)

Side facing windows and large feature entrance door.

Landing

Stairs up to the top floor.

Bedroom

15' 5" x 13' 9" (4.70m x 4.20m)

Side facing window with open aspect views.

Bedroom

10' 2" x 14' 9" (3.10m x 4.50m)

Side facing window with open aspect views.

Bedroom

11' 6" x 11' 2" (3.50m x 3.40m)

Front facing window and wooden beams to ceiling.



Bathroom

9' 10" x 7' 7" (3.00m x 2.30m)

Rear facing window, corner bath, cubicle shower, WC and vanity sink unit.

Hallway

17' 5" x 12' 2" (5.30m x 3.70m)

Wooden beams to ceiling and laminate flooring.

Bedroom

17' 5" x 14' 9" (5.30m x 4.50m)

Two Skylights, laminate flooring, storage into eaves and wooden beams to ceiling.

Bathroom

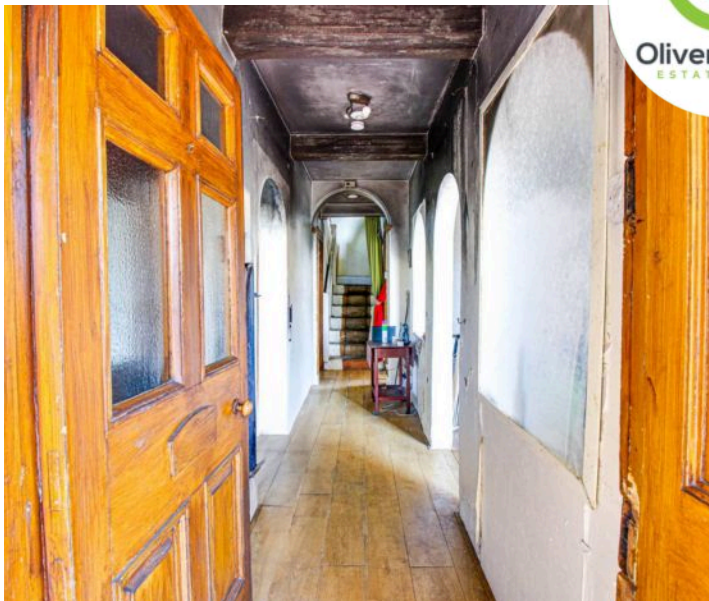
8' 10" x 8' 2" (2.70m x 2.50m)

Walk in shower, WC, vanity sink unit, Bidet, heated towel rail, tiled walls and flooring.

The Chancel

26' 7" x 11' 6" (8.10m x 3.50m)

Side facing archway window with views over the church hall



GARDEN

Step outside and you're immediately immersed in nature. The grounds stretch across 0.8 acres, offering not just space but serenity. To the rear, a large natural pond sits peacefully beneath the trees, fringed with wild foliage and mature greenery. It's a haven for birdsong, butterflies, and quiet afternoon reflections the kind of spot you can imagine losing time beside with a book or a cup of tea. The gardens are layered with character. Sweeping lawns, gentle slopes, and mature trees give structure and shade, while tucked away amongst it all stands a large greenhouse ready for homegrown vegetables, cut flowers, or even a touch of tropical gardening. There's a wild, untamed beauty to the land here. It feels alive, personal, and utterly private. Whether you dream of orchard rows, summer gatherings under fairy lights, or simply the pleasure of open skies and green views this outdoor space is more than just a garden it's a lifestyle waiting to be lived.

Driveway

6 Parking Spaces. Tucked behind a gated entrance, the parking area offers generous space for multiple vehicles, whether you're welcoming guests, accommodating a growing family, or simply enjoy the freedom of countryside living with room to spare. The driveway is laid to hardstanding, with turning space and direct access to both the main residence and the church side of the property ideal for anyone considering dual living or a creative conversion project. Framed by trees and set well back from the lane, it offers both privacy and practicality in equal measure.





Total Area: 423.5 m² ... 4556 ft²
 All measurements are approximate and for display purposes only.
 Please take your own measurements to confirm exact measurements.



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