

O.I.R.O. £2,000,000



Armitstead
Barnett

Clitheroe Rd, Dutton, Preston, PR3 2XH





Clitheroe Rd, Dutton, Preston, PR3 2XH

Offers in the region of £2,000,000

- Impressive 15/16-bedroom Victorian shooting lodge (built 1872), full of period character
- Charming Coach House with 3-4 bedrooms, garage space, and workshops
- Quaint 1-bedroom Bothy
- Attractive 2-bedroom Gate Lodge
- Beautifully-landscaped gardens, woodland walks, and a paddock
- Grounds feature the scenic Duddel Brook running through
- Estate extends to around 50 acres in total



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Dutton Manor is a distinguished Grade II listed Victorian estate, set within around 50 acres of landscaped grounds and woodland in the heart of the Ribble Valley. Now in need of extensive refurbishment the property extends to over 22,500 sq ft of accommodation, and offers exceptional scope and potential for a variety of uses subject to planning.

At the centre of the estate stands a remarkable 15/16-bedroom Victorian shooting lodge (1872), rich in period character. This is complemented by a selection of additional residences and outbuildings, including:

A Coach House with 3-4 bedrooms, garaging, and workshops

A charming 1-bedroom Bothy

A picturesque 2-bedroom Gate Lodge

The wider grounds feature stunning formal gardens, meandering woodland walks, a paddock, and the scenic Duddel Brook running through the estate.

This sale presents a rare opportunity to acquire a landmark home in the Ribble Valley. With expansive grounds, rich period character, and outstanding flexibility, Dutton Manor is a truly exceptional opportunity. Its scale, setting, and heritage and versatility make it suitable for a variety of uses, subject to planning consent.



Dutton Manor

Dutton Manor was originally built as a shooting lodge for the Fenton family within their wider estate, acquired in 1831. The property, as it stands today, was constructed in 1872 by Isaac Taylor. Having remained with the current family since 1972—following an interlude when it served as a convent and seminary—the manor is now offered to the market for the first time in over 50 years. This rare availability presents a truly exceptional, once-in-a-lifetime opportunity to secure a substantial historic home and grounds in the heart of the Ribble Valley.



The house itself offers remarkably versatile accommodation across three floors, with 15 bedrooms on the upper levels, several featuring exquisite carved wooden or marble fireplaces and original marble wash basins. Throughout the property, many period features remain beautifully preserved: grand wood panelled reception halls, an elegant oak staircase, ornate fireplaces—including a remarkable Grinling Gibbons-style carved surround—and original stone mullion windows that speak to the manor's rich heritage. The flooring includes fine chequered oak and parquet finishes, with some tiled areas dating from its mid-20th century institutional use.

A standout architectural feature is the round tower with a spiral staircase, providing access to a self-contained apartment potential on the first floor, including what was once the chapel—an impressive room offering an extraordinary opportunity for conversion into a magnificent reception space. The staircase continues to a third-floor tower room, boasting breath-taking views and an air of historic charm.





While the house retains considerable original splendour, it now offers an exciting prospect for modernisation, with kitchens, bathrooms, and decorative elements ready to be sympathetically refreshed to suit contemporary family living.

Approached via a half-mile long driveway through mature woodland, the estate extends to approximately 50 acres, predominantly broadleaf amenity woodland, interspersed with the picturesque Duddel Brook. The formal gardens immediately surrounding the house feature manicured lawns—once likely a croquet or tennis lawn—framed by vibrant herbaceous borders, rhododendrons, azaleas, camellias, and other specimen trees that reflect the property's historic cultivation. A Grade II listed stone gateway and wall enclose what was formerly the kitchen garden, now a charming pinetum.

This expansive and varied landscape offers a unique blend of privacy, natural beauty, and potential for outdoor pursuits—making it a rare gem within the Ribble Valley, renowned for its scenic countryside and sought-after lifestyle.

The estate includes several additional properties and outbuildings that provide versatility and additional income potential:

- The Lodge: A charming two-bedroom residence at the driveway entrance, currently let but available with vacant possession, ideal as staff accommodation or a holiday let
- The Bothy: A quaint one-bedroom cottage with kitchenette and bathroom, located near the main house, sharing services with the estate.
- The Coach House: Formerly stabling and chauffeur's accommodation, this substantial building has been partially converted into a residential unit comprising two reception rooms, kitchen, three bedrooms, and further reception room with Juliet balcony. Adjoining garage facilities offer further potential subject to consents.



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Additional workshops, sheds, log stores, and coal bunkers extend the estate's practical outbuildings to approximately 1,850 sq ft, complementing the three cellar areas within the main house.

Dutton Manor is located in a rural position whilst still retaining excellent road links within a short distance. Surrounded by open fields and countryside views, the property is situated close (3miles) to Ribchester, which is home to three churches, the Roman museum, a good primary school, three pubs, two cafes, a local shop with Post office and other eateries and shops. Clitheroe is the nearest busy market town and also home to Clitheroe Castle. Good local secondary schools are found in Longridge, Clitheroe, Preston and Blackburn, and lying just 2 miles away is Stonyhurst college, in the picturesque village of Hurst Green. To the north lies the pretty village of Chipping, on the edge of the Forest of Bowland, itself home to many villages with a host of country pubs and hotels.

There is easy road access to the M6, M61, M65 and M66 motorways, and also public transport links to local villages, nearby towns (Preston, Blackburn, Clitheroe, Garstang) and further afield (Lancaster, Manchester, Liverpool).

There are golf courses at Longridge, Whalley, Clitheroe and Stonyhurst while the immediate area offers some of the best countryside walks and cycling roads in the UK right on the doorstep. Alternatively, Gisburn Forest has specially designed mountain bike paths suitable for riders of all skill levels. The Ribble Valley is a great place to run, with lots of trails and peaceful road options. There are also nearby bridlepaths for the keen horse-rider.

The important archaeological discoveries from Ribchester's rich Roman past are on show in Ribchester village's museum. Local eateries include the village's three pubs, Potters Barn and Stydd Gardens. Slightly further afield, the Woodland Spa at Crow Wood and Stanley House Hotel and Spa both offer relaxation and a luxurious environment for an overnight stay.



Dutton Manor

Approximate Gross Internal Area : 1290.00 sq m / 13885.00 sq ft

Garage : 62.00 sq m / 653.00 sq ft

Bothy : 33.00 sq m / 354.00 sq ft

Coach House : 467.00 sq m / 5031.00 sq ft

Outbuildings : 172.00 sq m / 1854.00 sq ft

Lodge/Gate House : 93.00 sq m / 1002.00 sq ft

Total : 2117.00 sq m / 22787.20 sq ft



Restricted Head Height



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

General Remarks

Services: The property has the benefit of mains electricity. Heating is by way of oil central heating system along with solar panels, with additional heat sources in the auxiliary properties. There is a septic tank on the Manor which has not been inspected but is likely not to be compliant with current regulations. Responsibility of this upgrade will pass to the new owners. The Lodge has a new Water Treatment System installed 2024.

Private water is supplied from a reservoir situated on the neighbouring estate. This is not in perpetuity and will remain in place for one year: the new owners will be required to install their own water supply.

Parking allocated and number of spaces : multiple

Construction Type : sandstone with slate roof

Building Safety : none known.

Restrictive Covenants : None

Listed building : The property is Grade II Listed

Conservation Area / National Landscapes : the property lies on the edge of the Forest of Bowland.

Easement, and Wayleaves or Rights of Way : There are various Wayleaves and Rights of Way relevant to Dutton Manor, these can be provided on request.

Footpaths / Bridleways : There is one public footpath that crosses over the drive before continuing towards Smithbottom Bam.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 'very low'.

Unimplemented Planning Consents : None known

Planning Consents affecting the property : None known

Accessibility adaption information : ramp up to back door of the Manor.

Coal field / mining area : Not relevant

Communications :

Broadband: standard availability, 250 mbps available in the area

Mobile signal: Vodafone, EE, O2 and Three available in the area

B4RN : is connected for the Manor house currently.

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council **Council Tax:** Band H

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : eats.breathing.punctuate

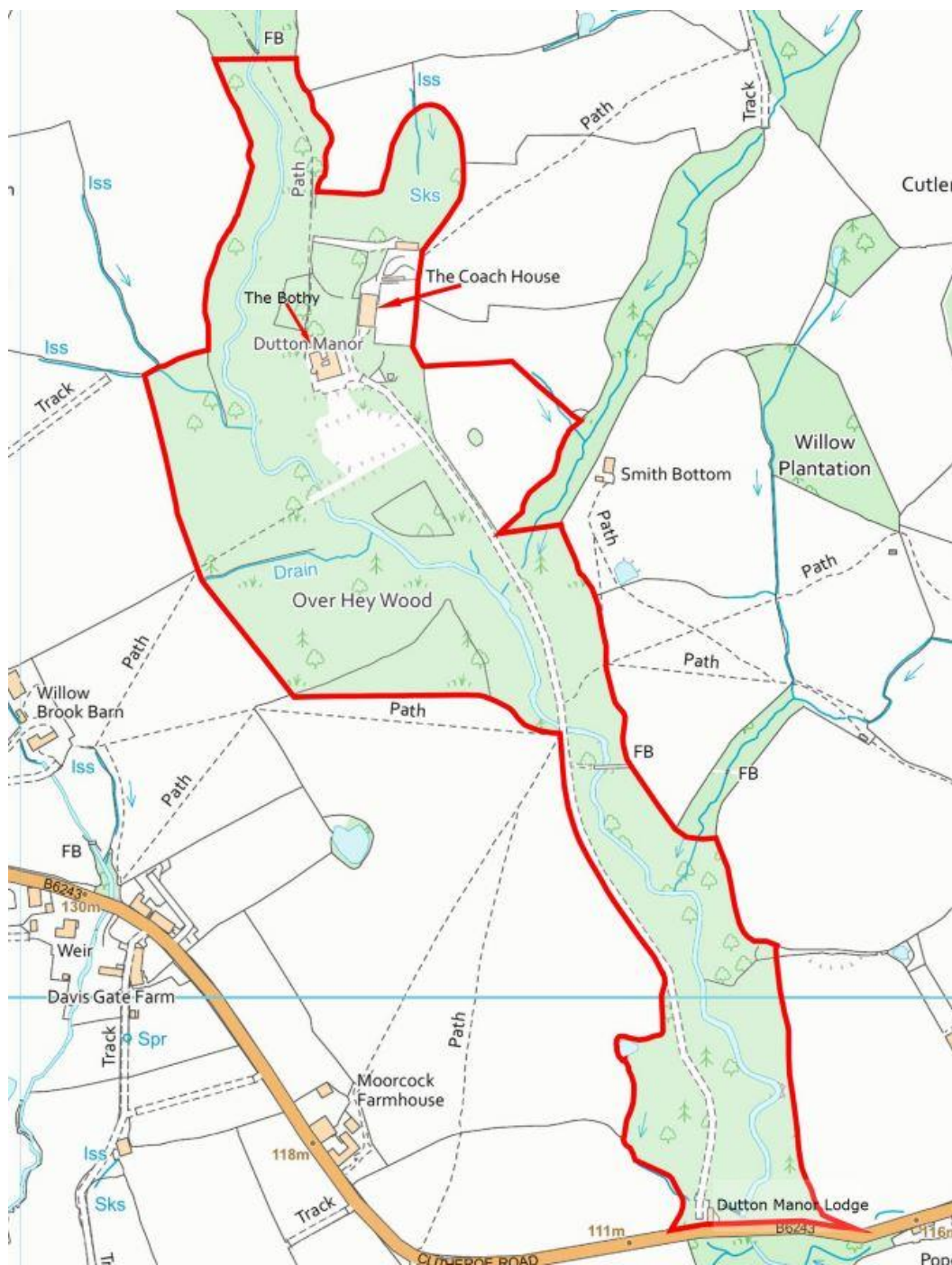
Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT





Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		



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