

# Property Details

Gannow, off Old Clitheroe Road,  
Dutton, Preston, Lancashire, PR3 2YU

OIRO £850,000



# Property Photos

Gannow, off Old Clitheroe Road, Dutton, Preston, Lancashire, PR3 2YU



Creation Date  
**03/07/2026**

# Property Photos

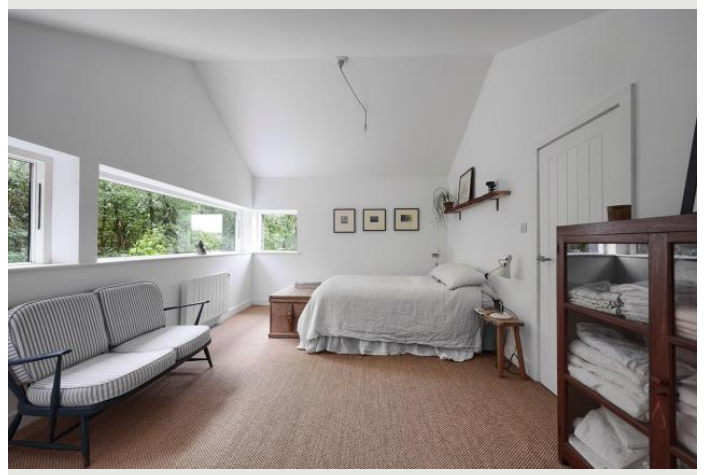
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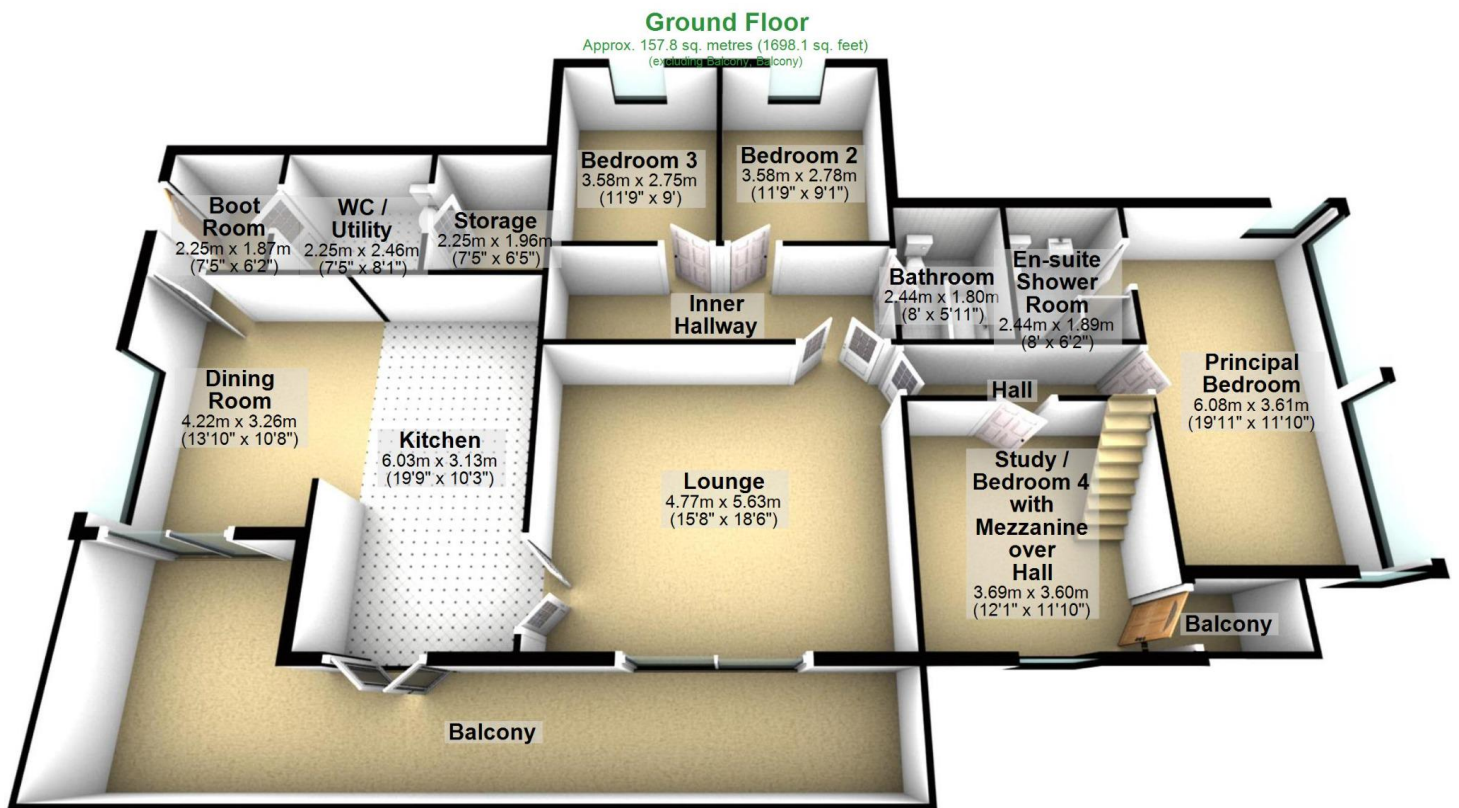
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# Property Floor Plans

Gannow, off Old Clitheroe Road, Dutton, Preston, Lancashire, PR3 2YU



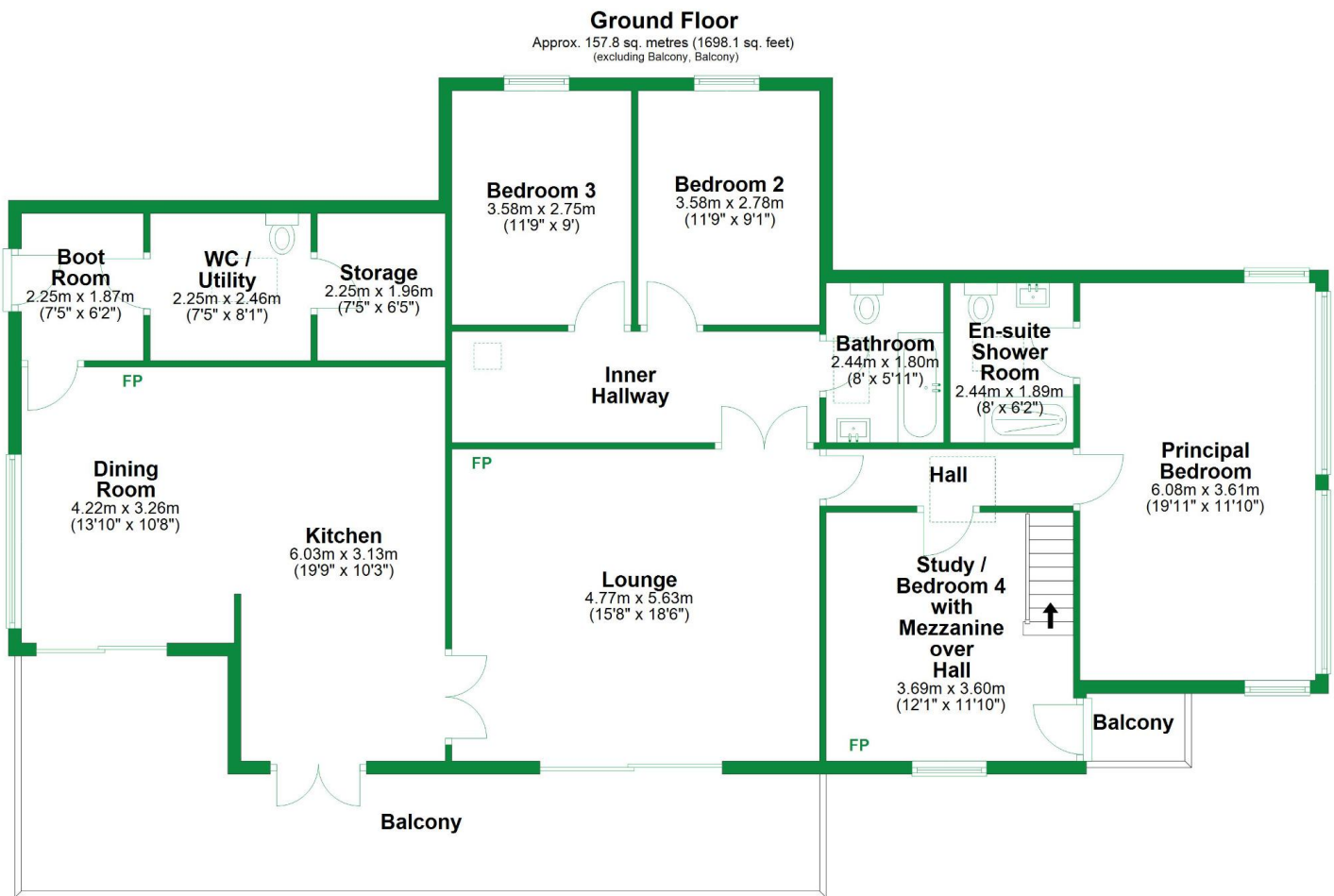
Total area: approx. 157.8 sq. metres (1698.1 sq. feet)

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# Property Floor Plans

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# Property EPC

Gannow, off Old Clitheroe Road, Dutton, Preston, Lancashire, PR3 2YU

9/24/26, 6:11 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

Gannow Old Clitheroe Road Dutton PRESTON PR3 2YU	Energy rating <b>E</b>	Valid until: 23 June 2036 Certificate number: 3413-9236-0002-0426-1102
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Property type: Detached bungalow  
Total floor area: 161 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-letting-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-letting-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

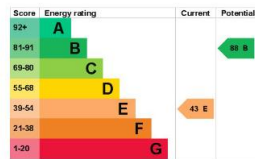
This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/3413-9236-0002-0426-1102?print=true>

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# Property Info

Gannow, off Old Clitheroe Road, Dutton, Preston, Lancashire, PR3 2YU

## Property Type

Bungalows

## Property Style

Detached Bungalow

## Bedrooms

3

## Bathroom

2

## Receptions

2

## Tenure Type

Freehold

## Floor Area

1698

## Agency Type

Sole

## Parking

Garage

## Type

Sales

## Electricity

Mains Supply

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# Property Info

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## Water Supply

Private Borehole

## Sewerage

Private Supply

## Heating

Wood Burner, Electric Mains

## Broadband

FOTP

## Accessibility

-

## Restrictions

-

## Condition

-

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

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## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

OIRO

## Price

£850,000

## Land Size

4 acres

## Age of Property

-

## Year Built

-

## New Home

No

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# Property Features

Gannow, off Old Clitheroe Road, Dutton, Preston, Lancashire, PR3 2YU

## Feature 1

Three Bedroom Detached Property In An Exceptional Rural Setting

## Feature 2

Panoramic Views In A Designated Area Of Outstanding Beauty

## Feature 3

Spacious Lounge With Views Across The Private Woodland And Gannow Fell And Beyond

## Feature 4

Open Plan Kitchen With Scots Pine Wood Flooring

## Feature 5

Study/snug With Mezzanine Floor That Can Be Utilised As A Fourth Bedroom

## Feature 6

Principle Bedroom With Woodland Views And Ensuite Shower Room

## Feature 7

Striking Larch Cladding And Decking

## Feature 8

Approximately Four Acres Of Private Woodland

## Feature 9

Solar Panels With Feed-in Tariff To The Grid

## Feature 10

Rare And Unique Property With Outstanding Privacy

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# Property Description

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## **An Outstanding Rural Escape with Unrivalled Views and Private Woodland**

Perched in an exceptional elevated position within the rural area of Dutton - a designated area of outstanding beauty, this truly unique detached home enjoys some of the most breath taking panoramic views in the Ribble Valley, stretching across Gannow Fell and far beyond. Set within approximately four acres of private woodland, the property offers an extraordinary blend of contemporary country living, complete privacy, and a daily connection to the surrounding landscape.

### Key Features

- Exceptional highly desirable rural setting of Dutton
- Spectacular panoramic views across Gannow Fell and beyond
- Approximately four acres of private woodland
- Architect-designed, distinctive larch-clad detached property
- Study/Snug with mezzanine level offering potential fourth bedroom
- Spacious lounge with incredible views
- Open-plan kitchen diner with Scots pine flooring and wood burner
- Principal bedroom with luxury marble-tiled en-suite shower room
- Contemporary family bathroom with marble flooring
- Extensive larch-decked balcony with unrivalled views
- Detached garage with workshop, off-road parking and additional parking on private driveway
- Landscaped gravel gardens with wildlife ponds
- Secure garden area leading to private woodland
- Solar panels with feed-in tariff to the grid
- Outstanding privacy and direct connection to nature
- Rare and unique lifestyle property in the heart of the Ribble Valley

### Agent's Perspective

Architect-designed and clad in attractive larch timber that complements its natural setting, the home was extensively renovated in 2012 and has been thoughtfully planned to maximise light, space, and the spectacular outlook from almost every room. Upon

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entering, a welcoming entrance hall leads through to a practical boot room, utility room, and cloakroom/WC. – ideal for country living. At the heart of the home is a stunning open-plan kitchen and dining room featuring beautiful Scots pine flooring, a characterful log-burning stove, and pantry. Large sliding doors open directly onto the expansive larch-decked balcony, seamlessly connecting the interior with the remarkable scenery beyond. The spacious lounge is a wonderful place to relax and entertain, centred around a further log-burning stove and framed by doors opening onto the balcony, where uninterrupted views create an ever-changing backdrop throughout the seasons. A particularly special feature is the study/snug, complete with its own log burner and mezzanine level, offering excellent potential as a fourth bedroom, creative studio, or additional living space. A full-height picture window captures another magnificent vista across the valley, while direct access to the balcony allows you to step straight into the landscape.

The principal bedroom suite enjoys a peaceful outlook into the private woodland, creating a serene retreat. It benefits from a stylish marble-tiled en-suite shower room. Two further generous double bedrooms are served by a contemporary family bathroom with elegant marble-tiled flooring.

Externally, the property continues to impress. A detached garage with workshop space to the rear, which can be accessed separately, provides excellent storage and parking, a gravel driveway offers generous parking, while beautifully landscaped gardens incorporate wildlife ponds and create a secure, low-maintenance outdoor space. Beyond the gardens lies the property's extensive private woodland, extending to approximately four acres and offering endless opportunities for exploration, wildlife watching, and quiet enjoyment.

The expansive balcony wraps around key living areas and serves as an incredible vantage point from which to appreciate the far-reaching views, stunning sunsets, and abundant wildlife. The property also benefits from solar panels feeding back to the grid, enhancing its environmental credentials and efficiency.

## Client's Perspective

Nestled quietly at the foot of Longridge Fell and overlooking Gannow Fell, Gannow has been our home for fifteen years and throughout that time has been a magical haven of tranquillity, surrounded by nature. Every season offers beautiful changes that we have come to eagerly anticipate. The trusty appearance of hopeful snowdrops herald spring,

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the first call of the curlew in April, the arrival of swallows and the return of the cuckoo in May, never fail to lift our spirits. We welcome the arrival of frogspawn and look forward to seeing tadpoles in the pond, knowing they will grow to become frogs, toads and newts. Summer sees the house opened up, blurring the divide between inside and out. The garden bursts into life, filled with flowers and colour. Dragonflies dart over the pond by day and bats feast over the pond by night. The buzz of pollinators fills the air. Summer sees us dining outside, and enjoying the long summer evenings and beautiful sunsets, sightings of a barn owl at dusk, hearing the call of a tawny owl after dark. Autumn brings the smell of woodsmoke and the leaves show the last burst of colour before winter. Crisp, frosty winter mornings and star-studded nights are guaranteed, we have even had a magnificent display of the Northern Lights from the house. Evenings see us settling in front of a wood burning stove, cosy and cocooned.

The wood is magical at any time of year, it is a very special place. Despite the seemingly remote location, Gannow has excellent transport links. 8 miles from the M6. 12 miles from Preston railway station with direct trains to London and 6 miles to Whalley railway station with direct trains to Manchester. I work in Manchester and travel several times a week by train, on other days working from home supported by fast and stable broadband.

The small but perfectly formed town of Longridge is 4 miles away and Clitheroe is just 8 miles, offering theatre, cinema, cafes, restaurants, a thriving market and many independent shops.

The area is fabulous for walking and cycling - mountain/road/gravel biking directly from the house. We are spoiled for choice with fabulous country pubs and restaurants to enjoy locally sourced seasonal food.

It has been our privilege to call Gannow our home for 15 years. In this time, we have learned so much about and loved being part of the natural world. We have welcomed nature into the garden and wood. If you are not a birdwatcher, you will be soon at least 18 different birds are regular visitors to the garden.

It is our greatest hope that the new custodians of this special place will cherish the biodiversity and preserve the precious habitat we have created.

If Gannow is the place you will soon call home, we can promise you that every day will offer joy and wonder as you live in and learn about this wonderful place.

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## Location

This is a rare opportunity to acquire a truly special home in one of Lancashire's most desirable rural settings. Combining privacy, character, sustainable features, and arguably some of the finest views in the area, this remarkable property offers a lifestyle that is increasingly difficult to find.

A remarkable woodland retreat with breath taking views, offering peace, privacy, and a truly exceptional way of life.

## Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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