



Prospect Farm House
Whitton Road, Alkborough DN15 9JG

BROWN & CO



Prospect Farm House , Whitton Road, Alkborough DN15 9JG

Prospect House is a beautifully restored period home with panoramic views over the Rivers Humber, Trent, and Ouse. Dating to 1726, it offers elegant, flexible three / four bedroom accommodation, original features, and potential for an annexe-all in a stunning elevated setting.

Alkborough: A Sought-After Village Setting with Excellent Connectivity

The historic village of Alkborough remains a highly desirable location, situated approximately 8 miles north of Scunthorpe. Renowned for its strong community spirit, the village is home to a well-regarded primary school, which proudly received an "Outstanding" rating in its 2024 Ofsted inspection.

While enjoying the tranquility of a rural setting, Alkborough is far from remote. The Humber Bridge lies just 12 miles away, providing swift access to Hull and its full range of amenities. The M180 is just over 19 miles away and provides good connections to the wider motorway network.



ENTRANCE PORCH

Having timber entrance door with decorative glazed pale, shuttered sash windows, herringbone quarry tiled floor and period style central heating radiator. The entrance porch gives access via half glazed doors into the main reception hallway.

MAIN RECEPTION HALL

Continuation of the herringbone quarry tiled floor from the entrance porch. Stairs leading to the first floor accommodation, central heating radiator. Steps lead down to the inner hallway.

FORMAL LOUNGE

A well sized dual aspect room having shuttered sash windows to both the front and side elevations. Decorative dark timber fire surround having open fire within. Exposed wide floor boards.

SECOND RECEPTION ROOM

Another well sized dual aspect room having shuttered sash windows to both the front and side elevations. Decorative dark timber fire surround having open fire within. Exposed wide floor boards. Currently used as a downstairs bedroom by the current occupiers

INNER HALLWAY

Having window, quarry tiled floor and central heating radiator.

BOILER ROOM

Contains the oil fired heating boiler.

PANTRY

Walk in pantry shelved for storage.

BREAKFAST KITCHEN

This beautifully presented, traditionally styled kitchen features a delightful tongue-and-groove panelled ceiling and an attractive range of duck egg blue base units, perfectly complemented by warm beech work surfaces. A striking deep glazed corner sink unit with mixer tap adds both character and practicality, set beneath a window overlooking the northern aspect. The kitchen is well-appointed with a cooker recess housing an inset electric range cooker with twin halogen hobs and an extractor canopy above. There is also space and plumbing for a dishwasher. The marble-style tiled flooring enhances the space. Tasteful feature areas of exposed stone complete the rustic charm of this inviting and functional heart of the home.

SNUG

A more intimate and relaxed space, this charming room features a deep sealed-unit casement window along with a tongue-and-groove panelled ceiling with inset spotlights for a warm, ambient glow. Traditional quarry tiled flooring.

A standout feature is the brick-built fireplace with its original painted beam, log store, and cast iron stove-perfect for creating a welcoming atmosphere on cooler evenings. A radiator ensures year-round comfort in this characterful retreat.

INNER LOBBY

Second staircase to the first floor and quarry tiled flooring.

CLOAKROOM

With two piece suite comprising W.C and hand basin in white and central heating radiator.

REAR ENTRANCE

Fitted storage cupboards, stable door, feature exposed stone work and central heating radiator

UTILITY ROOM

This practical utility room features a deep glazed sink set beneath a traditional sliding sash window. Quarry tiled flooring and central heating radiator.

A recessed area, once home to a bread oven or range, further enhances the character of this versatile space-ideal for laundry, storage, or additional kitchen functions.

MAIN LANDING

Boarded floor, sash window and radiator.



BEDROOM ONE

A light and spacious twin-aspect room enjoys breathtaking views across the River Humber. Featuring two radiators and wide exposed floorboards that add to the character.

BEDROOM TWO

A further light and spacious twin-aspect room that enjoys breathtaking views across the River Humber. Featuring two radiators and wide exposed floorboards

MAIN LANDING

Exposed stone work, radiator and window.

OFFICE/BEDROOM FOUR

Featuring sloping panelled ceiling and polished timber flooring.. A feature wall of exposed stone adds rustic character, complemented by modern spot lighting window and radiator. This is an ideal space for a bedroom, home office, or creative studio.

MAIN BATHROOM

Superb period-style bathroom exudes character and charm, featuring a freestanding claw-foot slipper bath, high-flush WC, and a classic pedestal basin. Glazed shower enclosure. Polished timber floorboards and a tongue-and-groove panelled ceiling enhance the

traditional feel.

Window to the side aspect and radiator. A striking feature wall of exposed stone adds a rustic touch, and a generous walk-in cupboard with its own radiator offers excellent additional storage.

SECOND LANDING

Accessed via a second staircase with a charming spindle balustrade or via corridor leading from the main landing. Dual aspect with windows to both sides.. Feature areas of exposed stonework. Currently a relaxed informal living area, this versatile room could easily be adapted into further accommodation, such as a bedroom, office, or studio, depending on your needs.

BEDROOM THREE

Window to the side with central heating radiator below. Tongue and groove panelled ceiling.

SECOND BATHROOM

Having three piece suite comprising W.C, bath and pedestal basin. Panelled ceiling, exposed floor boards and central heating radiator.

EXTERNALLY

The property is accessed via a gravelled driveway that provides parking. The main garden is predominantly laid to lawn,

complemented by mature shrubs. A low stone wall leads through to a secondary, smaller garden area, offering a more secluded outdoor space. The side gardens are also mainly laid to lawn and feature well-placed ornamental trees and an ornamental pond. There is further off street parking adjacent to rear entrance hall.

TENURE AND POSSESSION

The property is Freehold and vacant possession will be given upon completion.

COUNCIL TAX : Band G

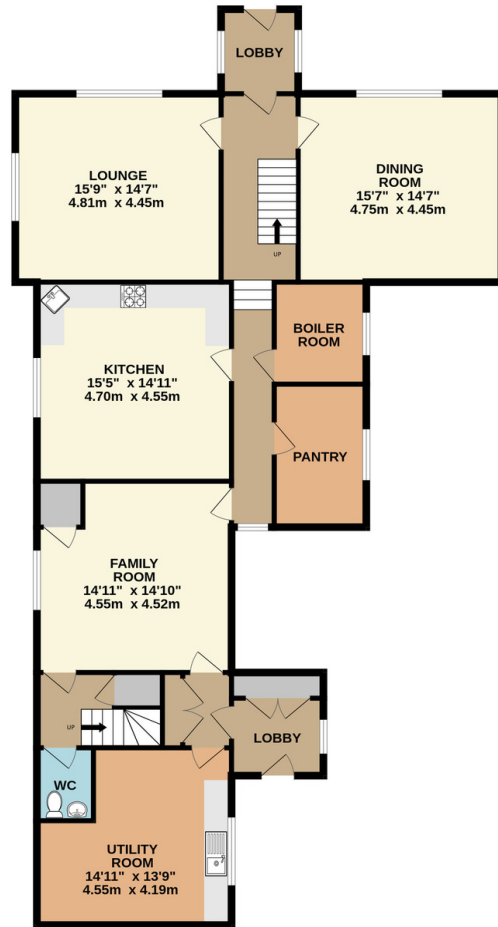
BUYER IDENTITY CHECK Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING ARRANGEMENTS

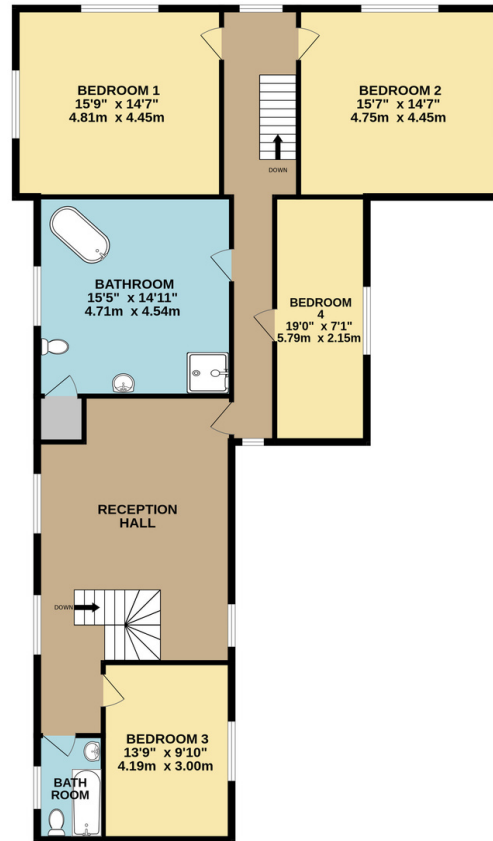
Please contact Brown & Co's Humber Office 01482 421234.



GROUND FLOOR
1579 sq.ft. (146.7 sq.m.) approx.



1ST FLOOR
1483 sq.ft. (137.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co

Unit 8 Melton Enterprise Park | Redcliff Road | North Ferriby | East Yorkshire | HU14 3RS

T 01482 421234

E humber@brown-co.com

BROWN & CO

Property and Business Consultants