

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Willoughby Road, Boston, PE21 9EG

Asking Price £549,950

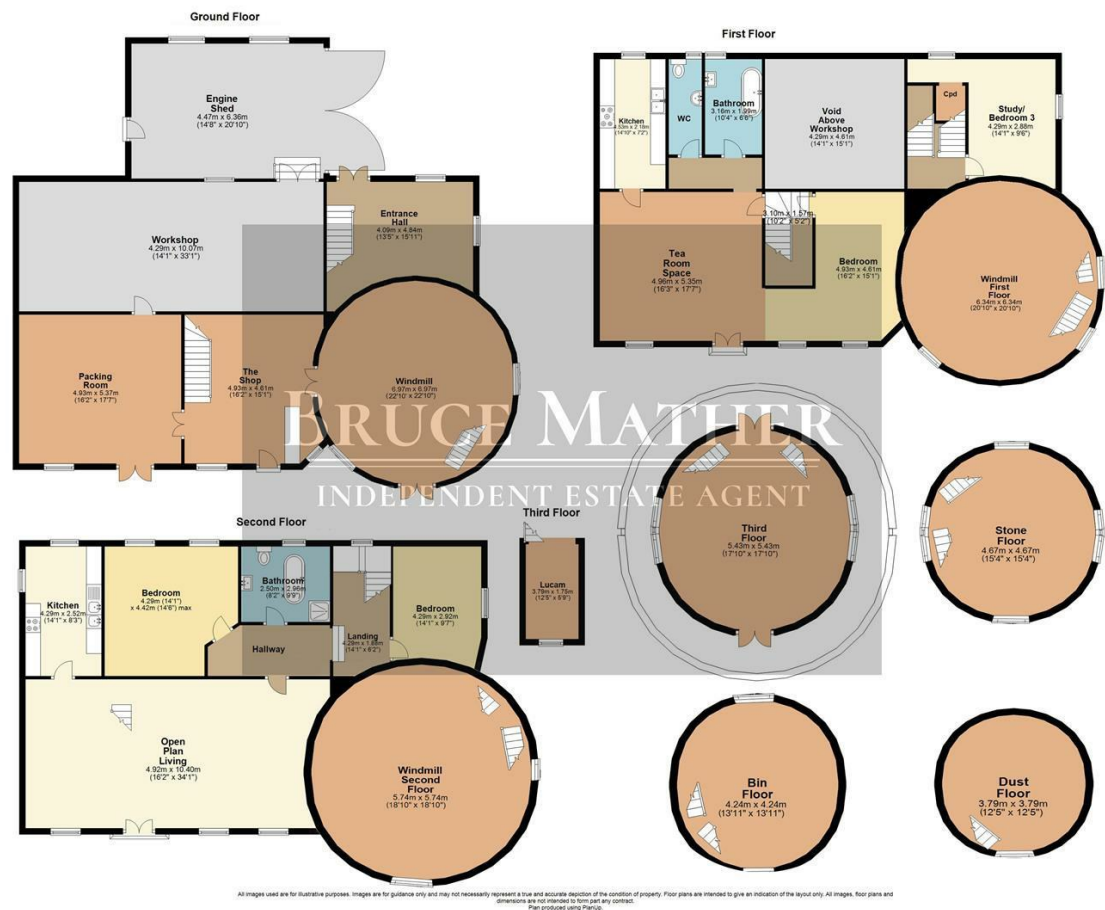
A rare and unique opportunity to acquire one of Boston's most iconic landmarks: the Maud Foster Windmill and Granary as featured on ITV This Morning and Fox News. This historic, Grade I listed windmill, built in 1819, stands proudly on the banks of the Maud Foster from which it takes its name. The seven-storey, five-sail windmill is not only a working mill but also a thriving business, currently operating with a healthy profit as a shop and flour mill, and previously as a café. The Mill and Granary are used as both a stylish home and business.

Open to the public on Wednesdays and Saturdays, the Maud Foster Windmill presents an exceptional commercial opportunity. With a creative vision, energy, and the appropriate planning permissions (STPP), the windmill could be transformed into a variety of ventures, perhaps a Wedding Venue, Hotel, Holiday Let, Restaurant and Shop. The first floor, which once housed a café, could potentially be repurposed and the business expanded to full-time operations.

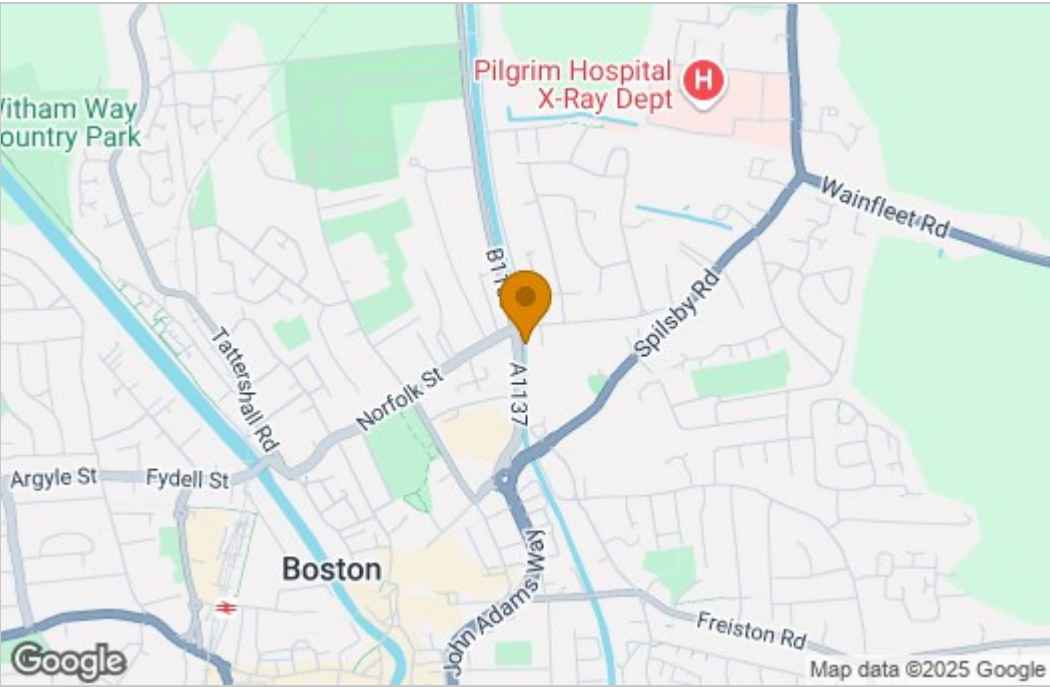
The windmill boasts a winding staircase that leads through several floors, offering access to an incredible loft-style penthouse. This penthouse is currently arranged with three beautifully decorated bedrooms, exuding character and charm. Additionally, the property includes two workshops on the ground floor, a garden at the rear, and ample parking at the front.

This much-loved working mill and residence, available for purchase on its own or alongside another property, the grand five-bedroom Mill House, is in need of a new caretaker to guide it into the next chapter of its

Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.