

BRUCE MATHER
INDEPENDENT ESTATE AGENT



Wrangle Mill Mill Lane
Wrangle, Boston, PE22 9HD
Asking Price £545,995



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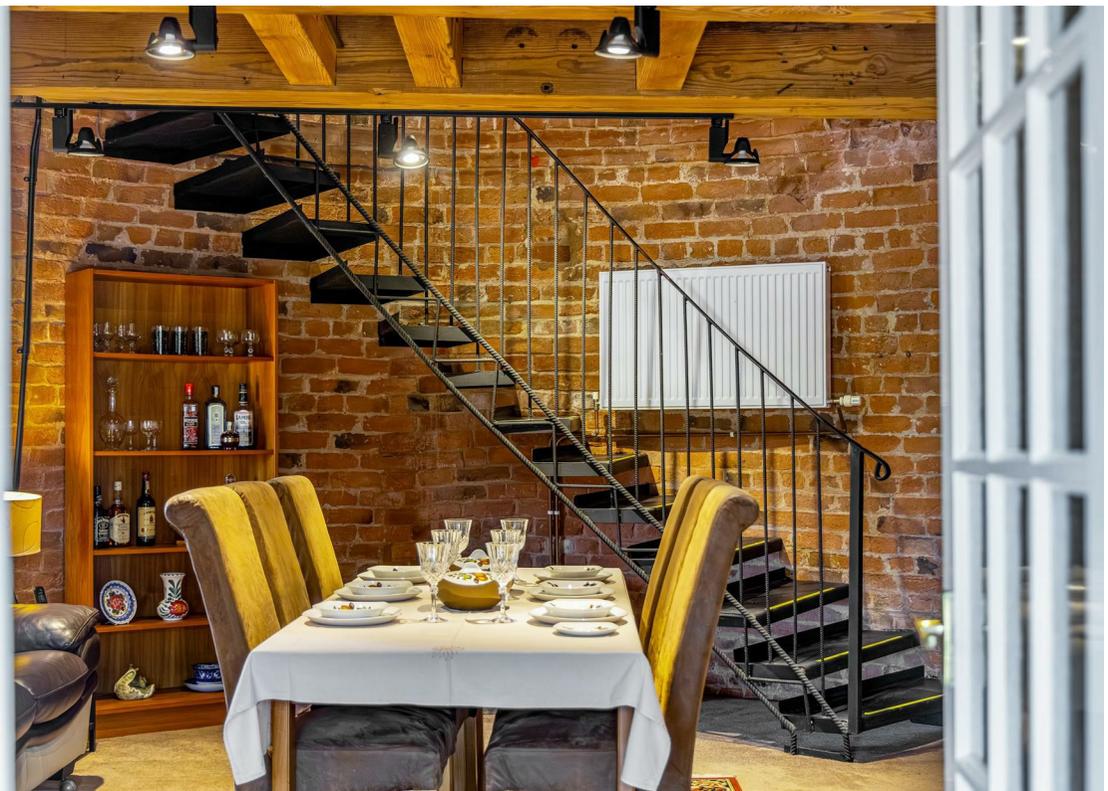
A beautiful Windmill/ Barn conversion with 4 large double bedrooms on a countryside plot measuring 2.26 acres (STS) near Wrangle Village in rural Lincolnshire. The property boasts many period and character features, which makes this impressive home unique and standout.

Adjoining the barn is the converted Mill which itself is Grade II Listed, comprising a dining room, two further bedrooms and an office in its current use.

The barn has 4 bedrooms with the master being en-suite, a family bathroom, utility, kitchen, a day lounge and a good-sized reception room, the entrance hall connects the barn to the windmill, which has a charming dining room, two further bedrooms and an office.

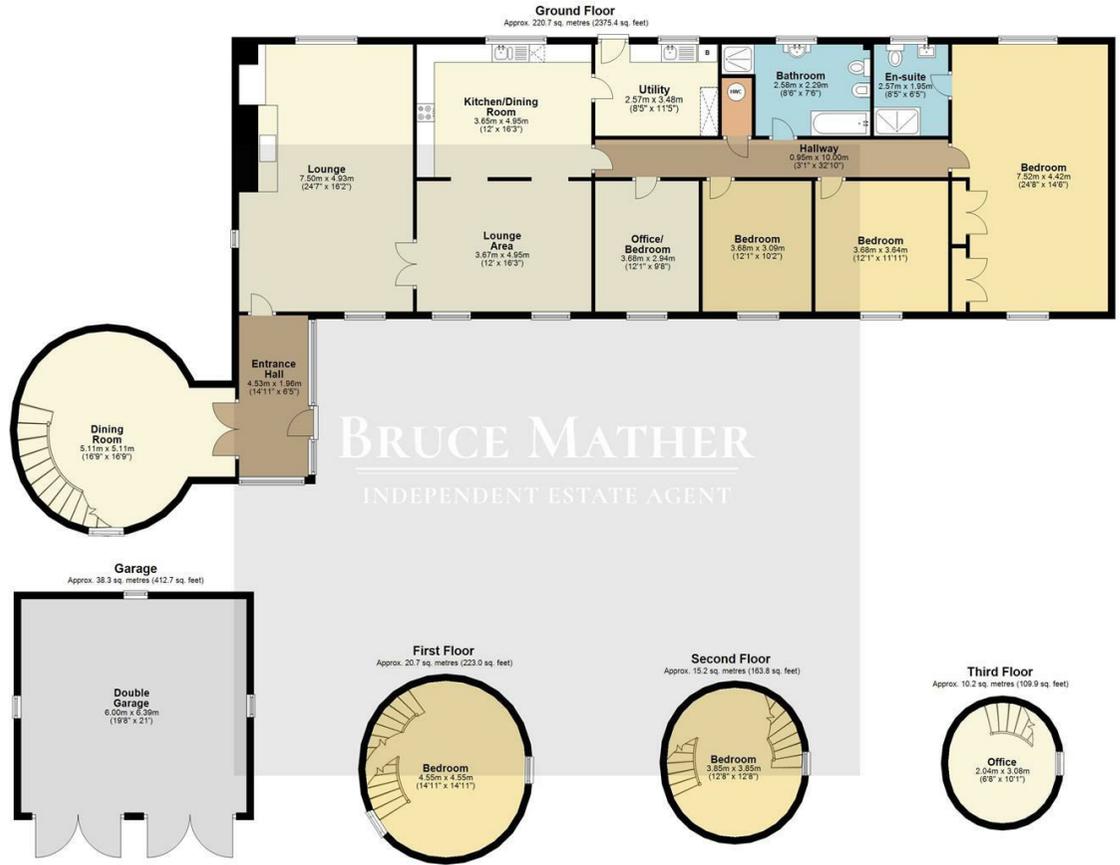
Outside the extensive plot has rural views all around and is mainly laid to lawn, there is ample parking and a double garage. Whether looking for a home, small holding or a potential business (subject to all the usual planning permission) this Mill offers a wonderful opportunity for its next owner.

Anyone wishing to view this unique property should contact Bruce Mather Ltd. 6 Pump Square, Boston, Lincolnshire, PE21 6QW, please call 01205 365032 or email sales@brucemather.co.uk



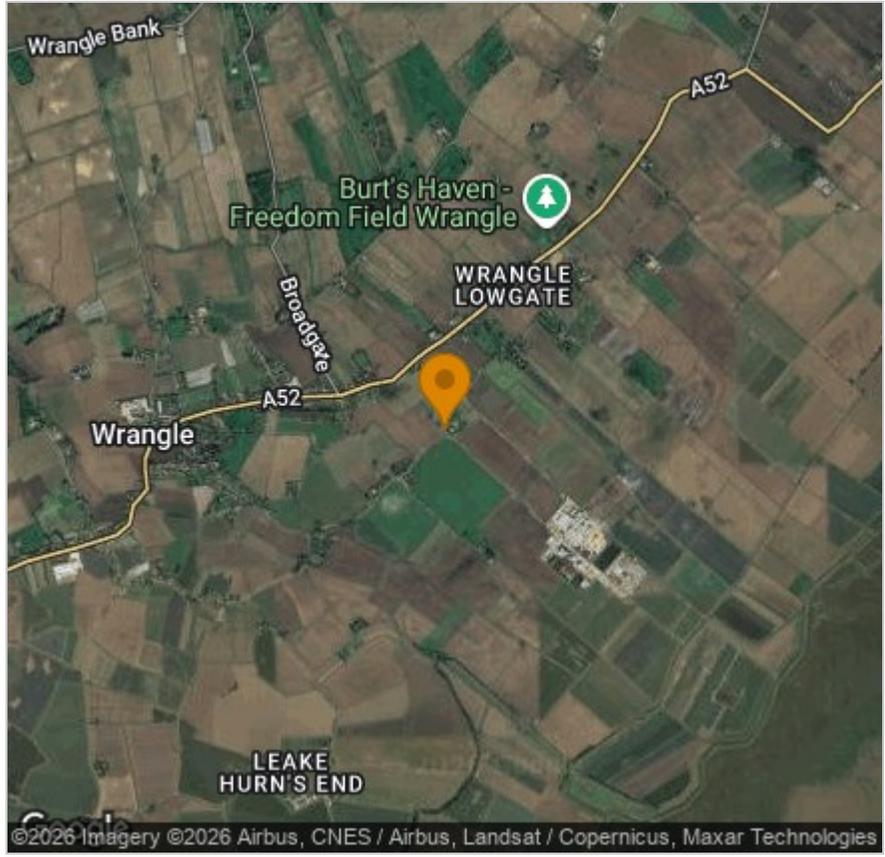


Floor Plan



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Area Map



Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G	27	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

