

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Willoughby Road, Boston, PE21 9EG Asking Price £549,950

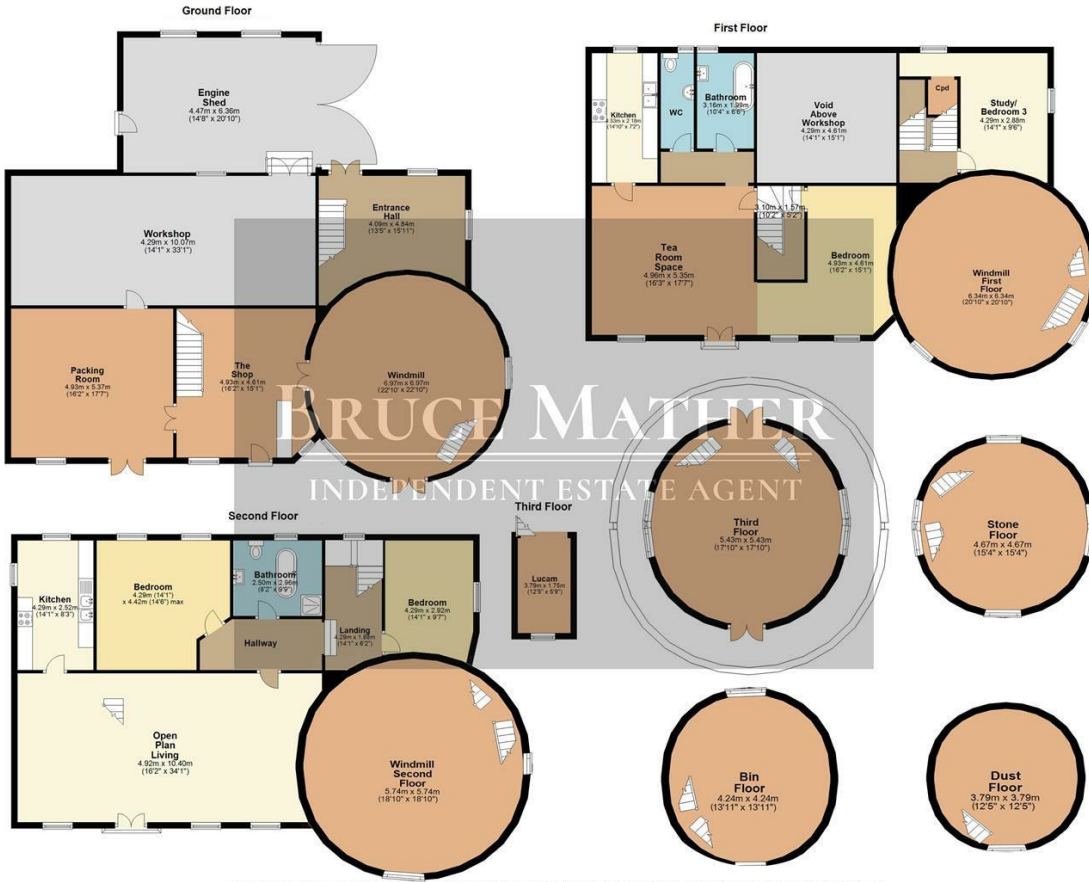
A rare and unique opportunity to acquire one of Boston's most iconic landmarks: the Maud Foster Windmill and Granary as featured on ITV This Morning and Fox News. This historic, Grade I listed windmill, built in 1819, stands proudly on the banks of the Maud Foster from which it takes its name. The seven-storey, 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

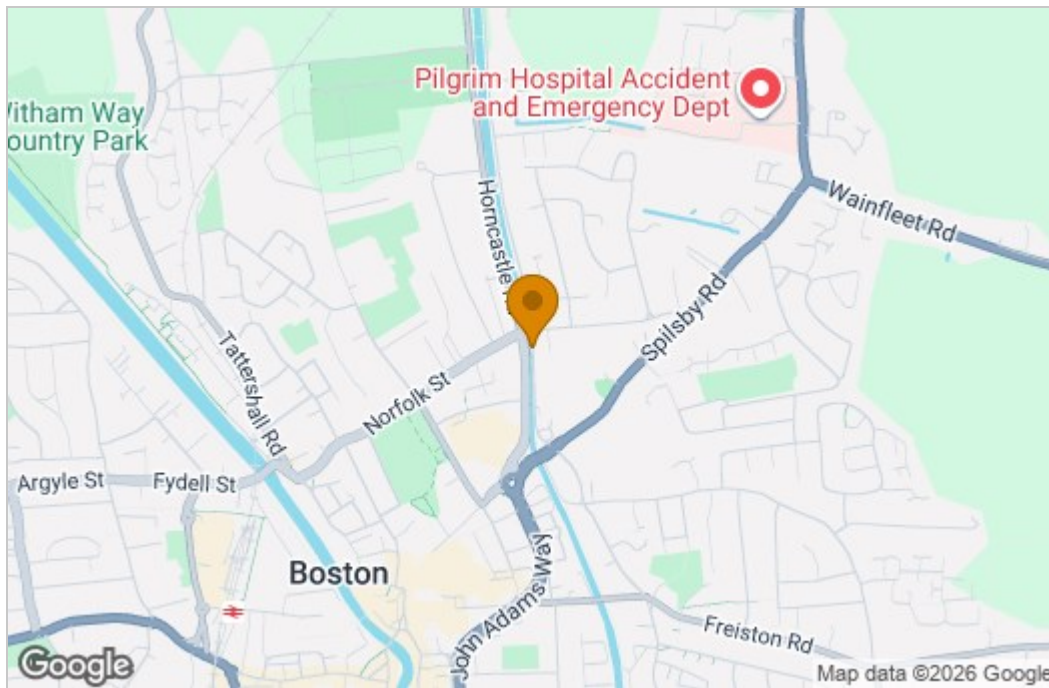
Floor Plan



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Area Map



Energy Efficiency Graph



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