

# BRUCE MATHER

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## INDEPENDENT ESTATE AGENT



### Willoughby Road, Boston, PE21 9EG

### Asking Price £895,000

A Rare Opportunity to Own a Piece of Boston's History – The Iconic Maud Foster Windmill and Mill House as featured on ITV This Morning and Fox News.

Presenting a unique chance to acquire one of Boston's most celebrated landmarks, the Maud Foster Windmill, along with its charming Mill House, both steeped in history since 1819.

The Maud Foster Windmill, a striking seven-story, five-sail structure, stands proudly on the banks of the Maud Foster, the waterway from which it takes its name. This Grade I listed building is not just a piece of history; it remains fully operational, continuing to grind flour as it has for over 200 years.

Currently, the windmill runs a thriving shop and flour business, with a profitable operation open to the public on Wednesdays and Saturdays. There is significant potential to expand to a full-time venture, tapping into the property's rich history and prime location. The site also previously housed a café, presenting additional commercial opportunities.

Inside, a winding staircase leads to a loft-style penthouse that exudes character and charm. This unique space is currently configured with three bedrooms, offering stunning views and a truly distinctive living experience. The property also features two workshops on the ground floor, a garden at the rear, and ample parking at the front.



Floor Plan



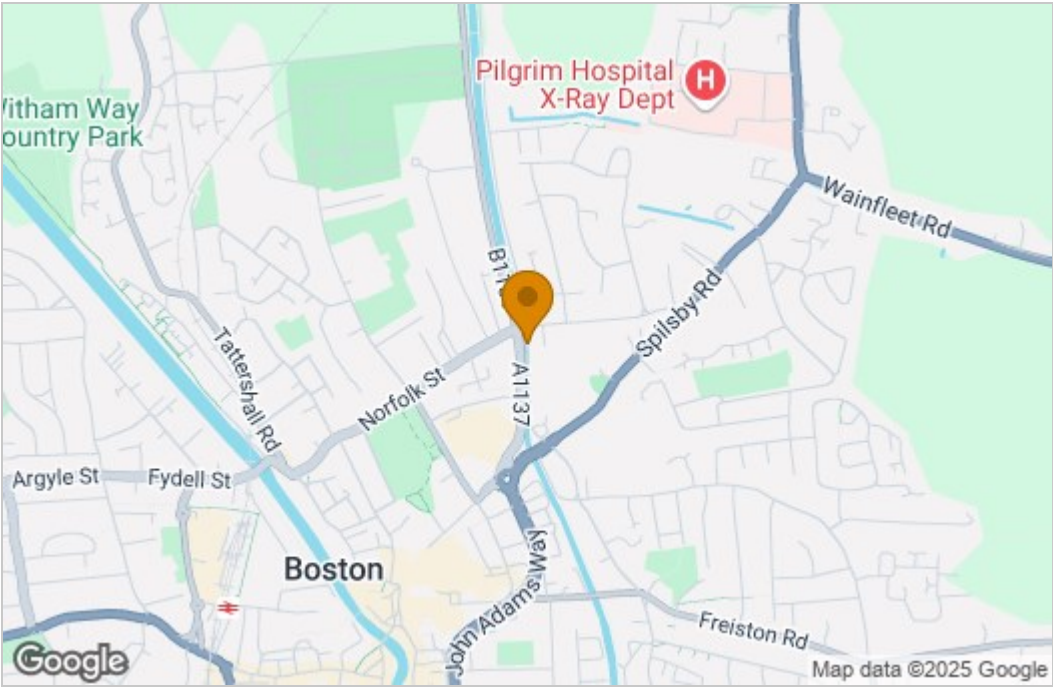
Total area: approx. 261.5 sq. metres (2815.1 sq. feet)

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Plan produced using PlanUp.



Area Map



Energy Efficiency Graph



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