

# BRUCE MATHER

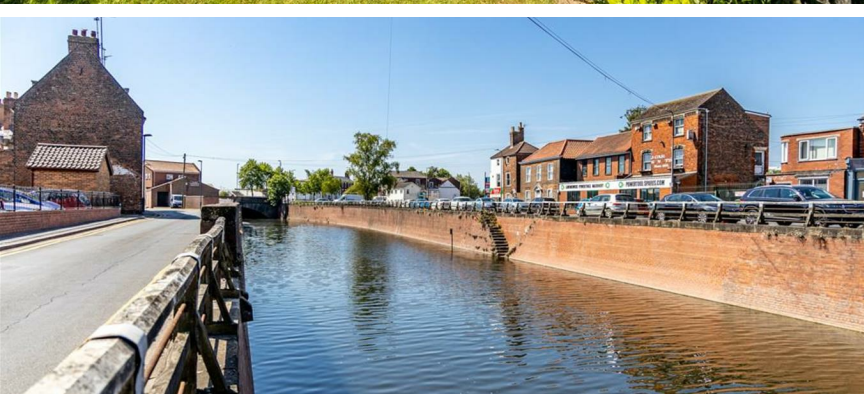
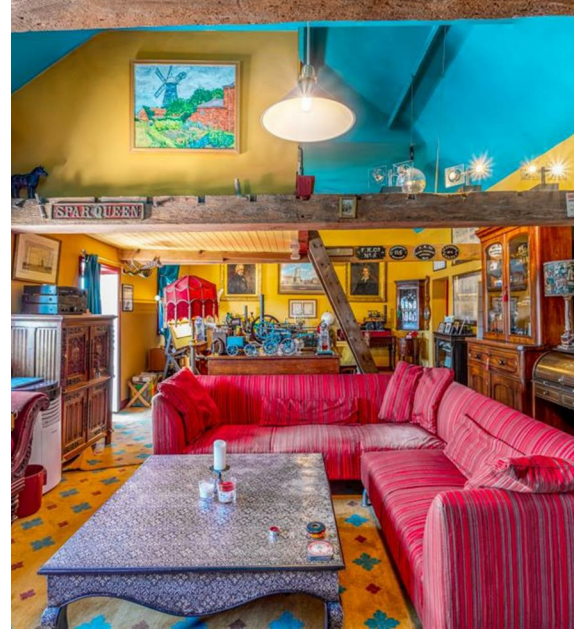
INDEPENDENT ESTATE AGENT



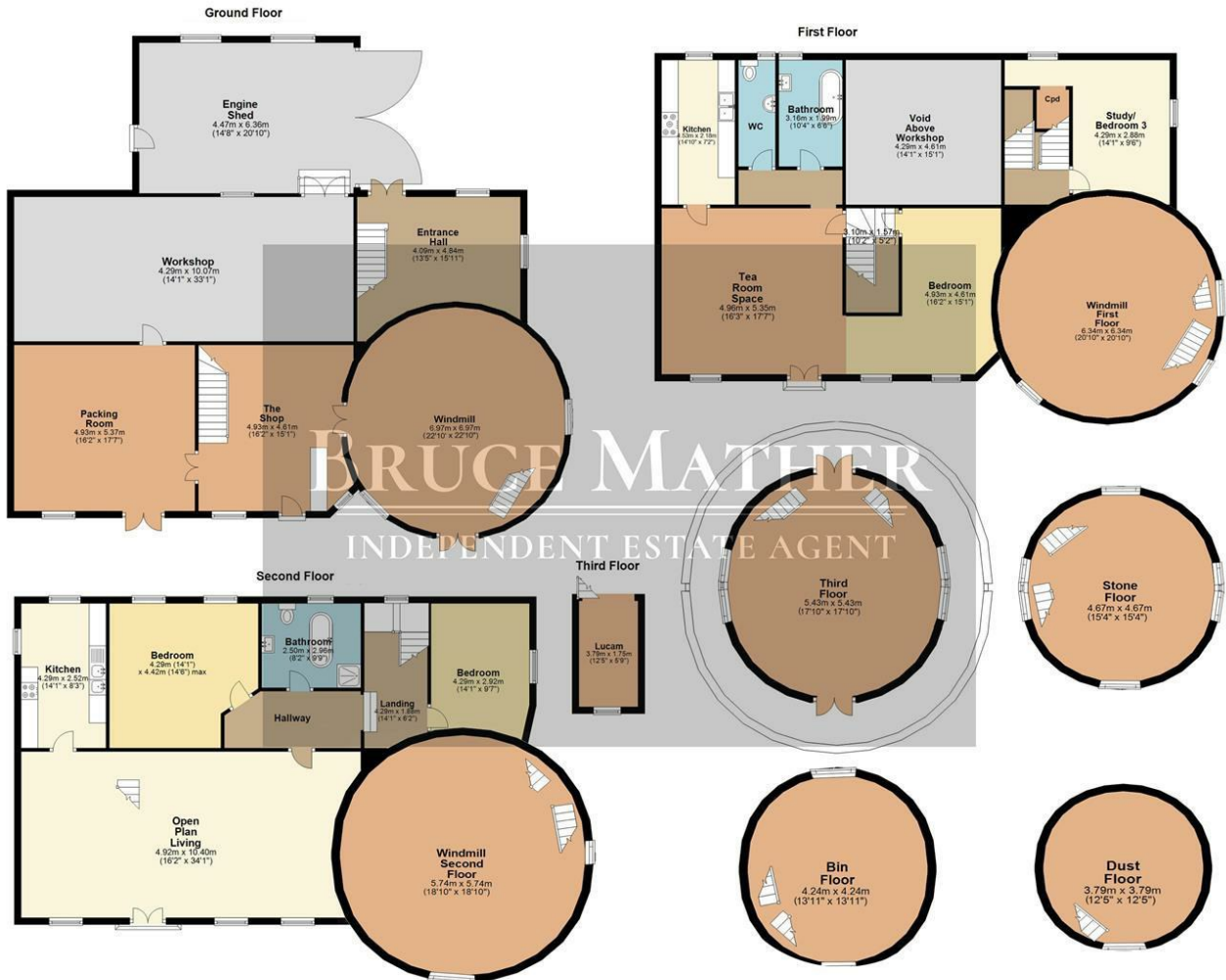
**Maud Foster Mill Willoughby Road, Boston, PE21 9EG**

**Price Guide £599,000**

A rare and unique opportunity to buy one of Boston's most iconic landmarks/business the Maud Foster Windmill. A working and successful business currently, could with a creative mind, energy and STPP be suitable for all sorts of business; from weddings to cafes and accommodation. Built in 1819 the Maud Foster Windmill is a seven-storey, five sail windmill located on the banks of the Maud Foster from which it is named, The Windmill is Grade I listed. Currently run with a healthy profit as a shop and flour business also formally as a café, at the moment it is open to the public on Wednesday and Saturday. There is a real commercial opportunity here; scope with the former first floor café to perhaps change use, subject to the relevant planning permissions, and open the business on a full-time basis. To the back of the building there is a staircase which winds up several floors with bedrooms off it to an incredible loft style penthouse which is fabulously decorated and some wonderful features, bragging character throughout, currently arranged with three bedrooms. There are two workshops downstairs as well a garden to the back and ample parking to the front. Available to buy on its own or together with the grand five bedroom Mill House (at a discount £998,800) this much loved working building requires a new caretaker to take it through the next few decades of its history. All viewings strictly by appointment please call Bruce Mather Estate Agents on 01205 365032.

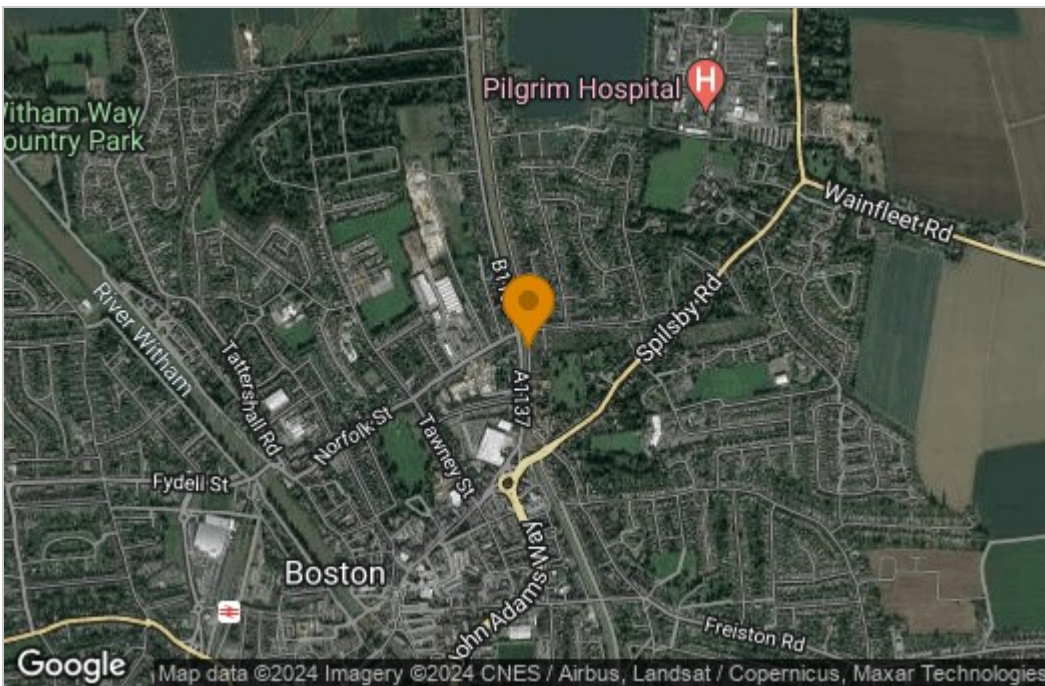


# Floor Plan



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# Area Map



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