

# Exceptional Mixed-Use Lifestyle Opportunity Four Bedroom Home with Historic Windmill, Bakery & Tearooms For Sale Freehold

Mount Pleasant Windmill

North Cliff Road | Kirton-in-Lindsey | Gainsborough | Lincolnshire | DN21 4NH



Restored Mill with Bakery and Tearooms and Four Bedroomed House with Spectacular Views Over the Trent Valley Set in 0.75 Acres, Gardens, Customer Parking, Accommodation Extending to Just Under 5,000sqft in Total Fully Operating with Business Available Trading as a Going Concern

For Sale Freehold with Vacant Possession  
£875,000 Subject to Contract

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

[www.poyntons.com](http://www.poyntons.com)

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## Location...

The historic rural market town of Kirton in Lindsey is located approximately 5 miles to the south of the M180 in Lincolnshire, approximately 140 miles to the north of London.

Set to the west of Ermine Street, a former Roman road linking the Humber Crossing with London, with the County town of Lincoln being approximately 10 miles to the south, Sheffield approximately 40 miles to the west and the coast is approximately 45 miles to the east with the popular resorts of Cleethorpes and Mablethorpe.

The town of Kirton in Lindsey has a population of approximately 2,700 residents, a market, a range of local amenities, shops on the High Street and in the Market Place, well regarded schools and doctors' surgery. The larger towns of Gainsborough, Scunthorpe and Market Rasen are all within a half hour drive of the property.

The Grade 2 Listed Mill is located to the north of the village to the west side of the road.

## Description...

The commercial element of the property comprises a windmill, wood-fired bakery, tearooms and two stone storage outbuildings and is for sale along with a 4 bedroomed detached house.

The buildings are set in an approximately rectangular shaped plot extending to over 0.75 acres.

## Accommodation...

### Main House

This is a four bedroomed house located at the north side of the plot, a two-storey dwelling with 3 reception rooms and 3 en suite bathrooms and a family bathroom.

The main entrance leads to the hallway having a main living room off.

**Main Living Room**.....17ft5 x 15ft9, 5.3m x 4.8m  
With open fireplace, double bay windows.

**Kitchen/Dining Room**.....28ft x 10ft6, 8.5m x 3.2m  
Having extensive range of country style kitchen units with 9 door base units, integrated oven, space for a fridge and appliances, complementing worksurfaces.

**Hall/Reception Area**.....16ft9 x 13ft5, 5.1m x 4.1m  
Having a stairwell to first floor.

**Study**.....11ft5 x 7ft10, 3.5m x 2.4m  
Stairs lead down to the rear large lounge area, having scenic views.

**Lounge**.....16ft9 x 13ft9, 5.1m x 4.2m

**Adjoining Store/Workshop**.....11ft6 x 7ft1, 3.5m x 2.2m

**Laundry/Boiler Room**.....8ft10 x 9ft11, 2.7m x 3m  
**WC**

Having low level WC.

Stairs lead to the first floor.

**Bedroom No. 1**.....16ft9 x 17ft9, 5.1m x 5.4m  
En suite shower room with WC and sink.

**Bedroom No. 2**.....7ft10 x 11ft5, 2.4m x 3.5m  
En suite shower room with WC and sink.

**Bedroom No. 3**.....7ft7 x 12ft2, 2.3m x 3.7m

**Bedroom No. 4**.....9ft11 x 8ft2, 3m x 2.5m  
En suite shower room with WC and sink.

### Family Bathroom

Having fitted bathroom comprising bathroom, WC, inset sink and 2 door cupboard.

Adjoining the main house are the tearooms and bakery comprising:

### Main Bakery

Fully fitted out for bread production with wood fired oven. There is an extensive range of fixtures and fittings which are available by separate negotiation including millstones, full complement of equipment suitable for operating a bakery.

### Main Mill

Having 5 floors with a 6m ground floor diameter. Refurbished and operating with wind powered sails. The floors being connected by the ladders, the mill being used to mill rye and wholemeal grains.

**Main Tearooms**.....11.2m x 7.2m, 80sqm  
Currently arranged to provide 44 covers, having Men's and Ladies WC's.

Serving counter and separate food preparation area.

## Outside...

A vehicular entrance leads to a parking area to the front of the bakery and house. A customer parking area is arranged to provide space for 20 vehicles. To the front of the site is a silo for wheat storage for the capacity of 22 tons and two useful stone-built stores.

To the rear of the property are private gardens laid to lawn with mature boarders and trees and views over the Trent Valley.

## The Business...

The Business is available by way of negotiation. Please enquire for further details. The site currently being for sale due to retirement.

## Schedule of Accommodation....

Main House GIFA	179m <sup>2</sup>	1,930ft <sup>2</sup>
Rear Conservatory and Workshop	41m <sup>2</sup>	440ft <sup>2</sup>
Mill Shop and Ancillary accommodation	80m <sup>2</sup>	860ft <sup>2</sup>
Bakery	41.5m <sup>2</sup>	445ft <sup>2</sup>
Mill 5 floors	90.0m <sup>2</sup>	490ft <sup>2</sup>
Outbuildings	25m <sup>2</sup>	270ft <sup>2</sup>
Total	446.0m <sup>2</sup>	4,915ft <sup>2</sup>
Site Area		0.75 acres



### **Tenure...**

The property is available freehold with vacant possession.

### **EPC...**

The shop has an Energy Performance Asset Rating B47. Mount Pleasant Mill is rated F28. Full details are available on request.

### **Outgoings...**

The Windmill and Premises have a Rateable Value of £5,000 therefore qualifying businesses may be eligible for full relief. Mount Pleasant Mill is rated with North Lincolnshire Local Authority at Council Tax Band F.

### **Viewing...**

All viewings are to be made by appointment through the agent. Poyntons Consultancy.

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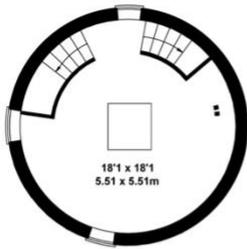
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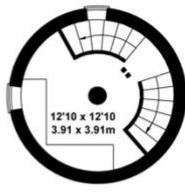


Mount Pleasant Windmill, North Cliff Road, Kirton in Lindsey, Gainsborough, Lincolnshire, DN21 4NH

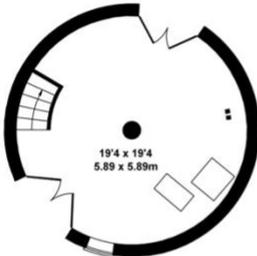
Approximate Gross Internal Area  
5170 sq ft - 480 sq m



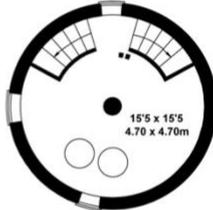
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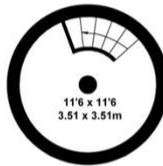
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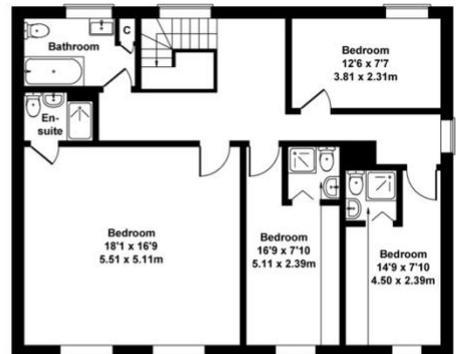
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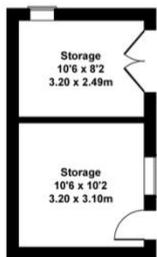
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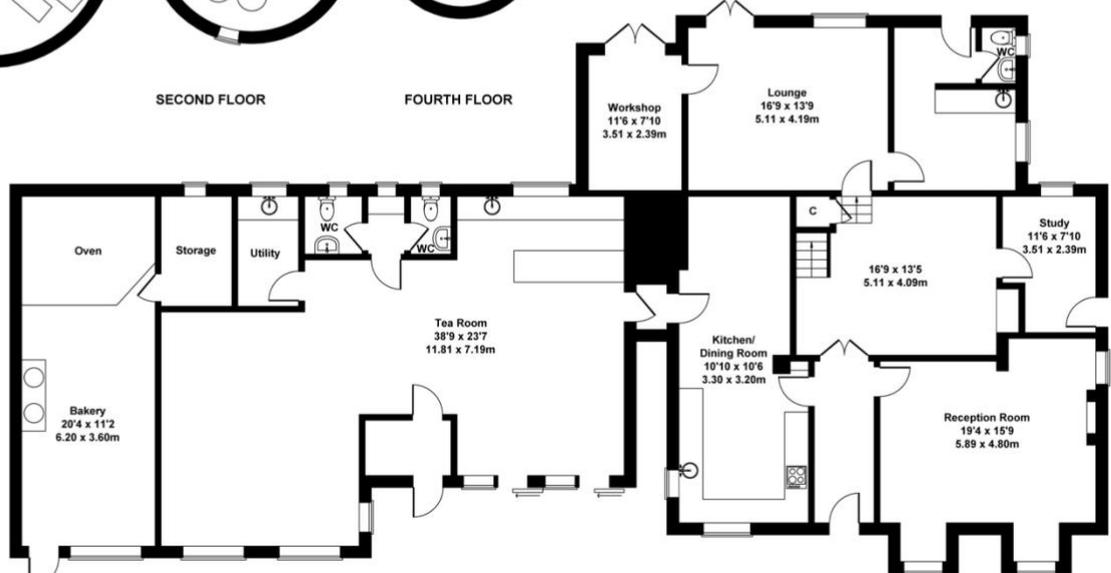
FOURTH FLOOR



FIRST FLOOR



OUTBUILDINGS



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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