

Symonds
& Sampson

The
Casterbridge
Accommodation

The Casterbridge

49 High East Street, Dorchester, Dorset

Box of Porcelain

01205 267110

www.boxofporcelain.com

The Casterbridge

49 49 High East Street,
Dorset, DT1 1HU

A Grade II listed property situated in central Dorchester with extensive and flexible accommodation in well proportioned rooms, enclosed peaceful courtyard garden and off street parking.



- Extensive accommodation
- Convenient town centre location
- Grade II listed Georgian building
- Currently a successful 8 ensuite bedroom hotel / B&B business
 - Elegant rooms with high ceilings
- Nearby garage and licensed parking area
- Large orangery with flagstone floors
- Potential to convert to residential

Guide Price £795,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

A 3 storey Grade II listed terraced property dating back to the Georgian era, with attractive façade, built in stone. Internally, the guest accommodation has been carefully curated with timeless and stylish interiors. This elegant property has since been extended to the rear with further extensive accommodation, lending itself to a large family town centre home (subject to planning permission for change of use) or continuing the successful 6-8 bedroom B&B business with the simple potential to increase the number of letting bedrooms even further.

ACCOMMODATION

Boutique accommodation includes 2 elegant reception rooms (family room and sitting room) with high ceilings, period features and large windows. There are interconnecting double doors between these principle rooms. French doors from the family room, open up to an Orangery with vaulted ceiling and stone tiled floor, making a fantastic light and airy space with doors to the rear garden. There is a large dining room with polished wood flooring at the rear and is conveniently situated by the Orangery and large kitchen. Just past the kitchen is a utility room, a handy WC and a door to the courtyard garden.

On the first floor there are 3 stylish ensuite spacious double bedrooms in the main house, and in the extension wing, are two further ensuite bedrooms with a separate lounge, WC and a storage room. This area has the potential to make a further ensuite bedroom

STPP. A rear exit provides rear access to steps down to the rear courtyard garden.

On the top floor are 3 further stunning double ensuite letting rooms.

OUTSIDE

To the rear of the property there is an enclosed spacious courtyard garden with patio seating areas together with a fig tree and foliage, creating a wonderful Mediterranean feel.

SITUATION

This fine house is within walking distance of Dorchester town centre. The county town provides a comprehensive range of shopping and recreational facilities including a leisure centre, museums, library, doctor's surgery, restaurants, cafe/bars and a cinema.

The property falls within the catchment area of a number of highly regarded schools. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf.

There are also many footpaths (with lovely river walks) and bridleways across the beautiful surrounding countryside.

The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

Dorset County Hospital is within easy reach as are Dorchester South and West train stations both providing services to London Waterloo and Bristol Temple Meads respectively.

DIRECTIONS

What3words///meanders.pastime.section

SERVICES

Mains gas, electric, water and drainage. Gas central heating.

Broadband - Ultrafast speed available

Mobile - It is reported that you are likely to have coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Dorset Council - 01305 251010

The current rateable value of the property as a hotel (from April 2023 to the present) is £11,500. However, the seller has informed us that you may be eligible for small business rate relief.

MATERIAL INFORMATION

There is nearby planning permission for the redevelopment of number 47-48 High East Street. Planning application number P/FUL/2021/02397.

The property falls within a conservation area.



High East Street, Dorchester

Approximate Area = 4035 sq ft / 374.9 sq m

Limited Use Area(s) = 7 sq ft / 0.6 sq m

Total = 4042 sq ft / 375.5 sq m

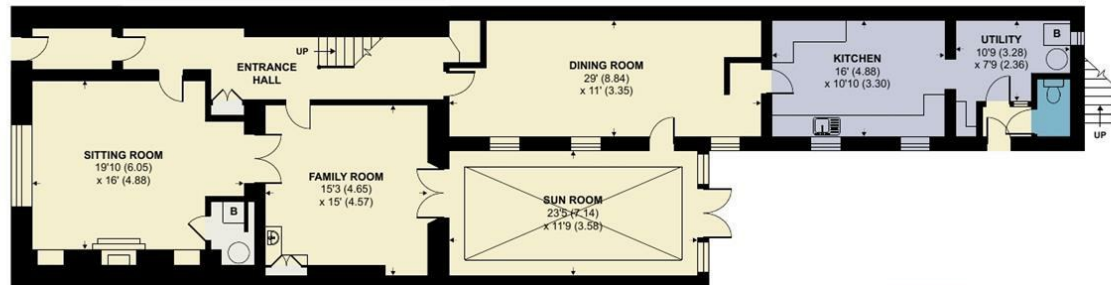
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlcchcom 2024. Produced for Symonds & Sampson. REF: 1138215



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