



Instinct Guides You



High East Street, Dorchester £725,000

- Enviably Located in Dorchester's Historic Centre
- Charming Boutique Guest House
- Consistent and Attractive Revenue Source
- Grade II Listed Georgian Building
- Garage and Licensed Parking Area
- Succession of Character Features



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Beautifully positioned on prestigious High East Street, this striking Grade II Listed Georgian property offers exceptional flexibility—equally suited to becoming a luxurious private residence or continuing as a successful boutique guest house.

Offering eight beautifully presented bedrooms, each with its own ensuite bathroom, the property blends historic period charm with tasteful modern comfort. Immaculately maintained and thoughtfully styled, it provides a warm, welcoming atmosphere ideal for lifestyle buyers or hospitality investors.

Further enhancing its appeal, the property benefits from a newly installed boiler system, ensuring improved energy efficiency and reliable heating throughout. The rare advantage of a garage and free parking, combined with a peaceful courtyard garden, adds to its practicality—particularly in such a central, historic location.

With cafés, restaurants, museums, shopping, and iconic literary landmarks all moments away, the property enjoys a coveted position in Dorchester’s cultural heart. The world-famous Jurassic Coast—including Weymouth, Durdle Door, and Lulworth Cove—is just a short drive away, ensuring strong year-round visitor demand.

Room Dimensions



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.