



Instinct Guides You



High East Street, Dorchester, DT1 1HU
£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 en-suite 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.

The rare advantage of garage and free parking, combined with a peaceful courtyard garden, further enhances its appeal—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.

The Casterbridge Accommodation offers a rare opportunity to acquire a well-established boutique guest house in the heart of Dorchester, prominently positioned on the prestigious High East Street. Bordering the world-famous Jurassic Coast, this charming period property blends historic character with modern comfort, creating an appealing prospect for hospitality investors and lifestyle buyers alike.

Immaculately maintained, the building features stylishly appointed guest rooms, elegant interiors, and a warm, welcoming atmosphere that attracts both leisure and corporate visitors. Its central location provides excellent access to Dorchester’s restaurants, shops, museums, and heritage sites, while the award-winning beaches of Weymouth, Durdle Door, and Lulworth Cove are only a short drive away.

Benefiting from strong year-round demand, the property enjoys an excellent reputation and an exceptional position within the town. While not operated as a traditional hotel, The Casterbridge delivers a high-quality boutique experience, perfectly suited to guests seeking a peaceful, characterful stay without the formality of 24-hour service.

This is an outstanding opportunity to acquire a distinctive and established business in one of Dorset’s most desirable areas — ideal for an owner-operator or an investor looking to expand their portfolio along the Jurassic Coast.





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	

