

Flat 51, The Cooperage

6 Eldridge Street, Dorchester, Dorset



A superb 2,174 ft² penthouse apartment with a large roof terrace in a contemporary apartment building with uninterrupted, panoramic views.

Dorchester South railway station 160 yards (Waterloo 2 hours 12 minutes), Dorchester West railway station (Bath and Bristol) and town centre 500 yards, Weymouth (Beaches and Jurassic Coast) 9 miles, Bournemouth Airport 35 miles (Distances and times approximate).


3/2


3


1/2

Summary of accommodation

flat 51 The Cooperage

Ground Floor: Communal entrance hall with 2 lifts & staircase

Sixth Floor Penthouse Apartment: Entrance hall | Living room with separate seating, dining & kitchen areas
Principal bedroom suite with walk-in wardrobe & ensuite wet room with bath & shower
Guest bedroom suite with ensuite wet room with bath & shower | Side hall | Further double bedroom/study
Shower room | Laundry room | Large roof terrace

Parking & Storage


Communal underground parking with 2 dedicated parking spaces & power
2 Storerooms (one equipped as a workshop)





Situation


(Distances and times are approximate)

The Cooperage is situated on the edge of Dorchester town centre within easy, level walking distance of the main shopping streets and Dorchester South railway station.

 As Dorset's county town, Dorchester supports a wide range of shops and local businesses including a large Waitrose supermarket.

 The area also offers a wide choice of popular, well regarded schools from both the state and independent sectors that cover children of all ages.

 The A35 and A37, both of which are main arterial roads, are accessible just outside the town.

 Bournemouth Airport is about an hour away by car offering flights to a choice of UK and international destinations.



Flat 51

Flat 51 is a striking and unique apartment positioned atop The Cooperage, a contemporary apartment block that replaced a building in the Eldridge & Pope brewery. Designed by Piers Gough CBE RA in the post-modern style, the block is built of sand lime brick and has five accommodation floors featuring projecting balconies of gently curved glass. Flat 51 is positioned at the top of the building as the sole penthouse apartment forming the building's sixth floor. It has an unparalleled feeling of space and privacy with 360° views out over the rooftops of the town to the surrounding countryside. Overall, the apartment provides almost 2,200 ft² of beautifully designed accommodation and an expansive 1,110 ft² terrace. The apartment itself is almost circular with the one large living room incorporating the kitchen occupying a west-facing semi-circle, providing an extraordinary 180° view. The other half of the circle contains a centrally positioned hallway and three bedrooms.

The principal and guest bedroom suites both have ensuite wet rooms, whilst the third bedroom, which is currently used as a home office, has an adjacent shower room. The apartment has a decked terrace shaped like a comma that provides ample space for both dining and seating areas.



Garaging & Communal Areas

Beneath The Cooperage is a secure, communal parking garage incorporating the apartment's two adjoining spaces, each with its own adjacent storeroom. At ground level is a secure communal hall with a staircase and two lifts. One of the lifts provides direct access to the apartment utilising a specific access code.

Property Information

Tenure: Leasehold with 193 years remaining on the 201 year lease. Lease expires 7th August 2209.

Services: Mains water, electricity, drainage & gas. Gas-fired underfloor heating. Climate control system. Ultrafast broadband (FFTP).

Local Authority: Dorset Council
(www.dorsetcouncil.gov.uk)

Council Tax: Band F

EPC: C

Service Charge: Charge for 2025 c.£6,000 p.a.

Ground Rent: c.£350 p.a.

Directions: DT1 1HE
What3Words /// cracking.encroach.siblings

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

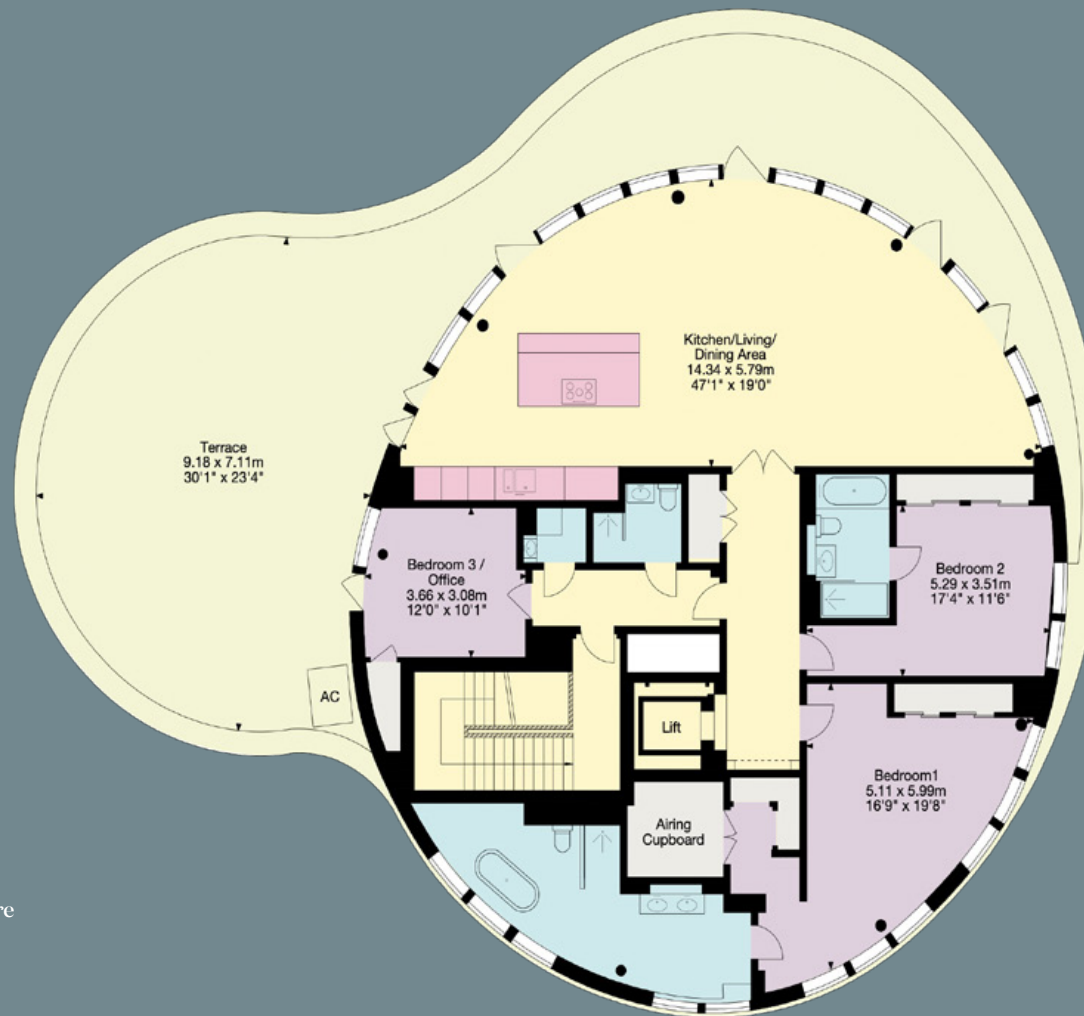
Main House = 202 sq.m / 2174 sq.ft

Outbuilding = 7 sq. m / 75 sq ft

Terrace = 103 sq m / 1110 sq ft

Total - 312 sq m / 3359 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank

First Floor, 5 Hound Street

Sherborne

DT9 3AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Simon Barker

01935 810 064

simon.barker@knightfrank.com



Fixtures and fittings: All curtains are included in the sale and a list will be provided by the Seller's Solicitors of other items which may be available.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN.

We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.