

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).



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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.



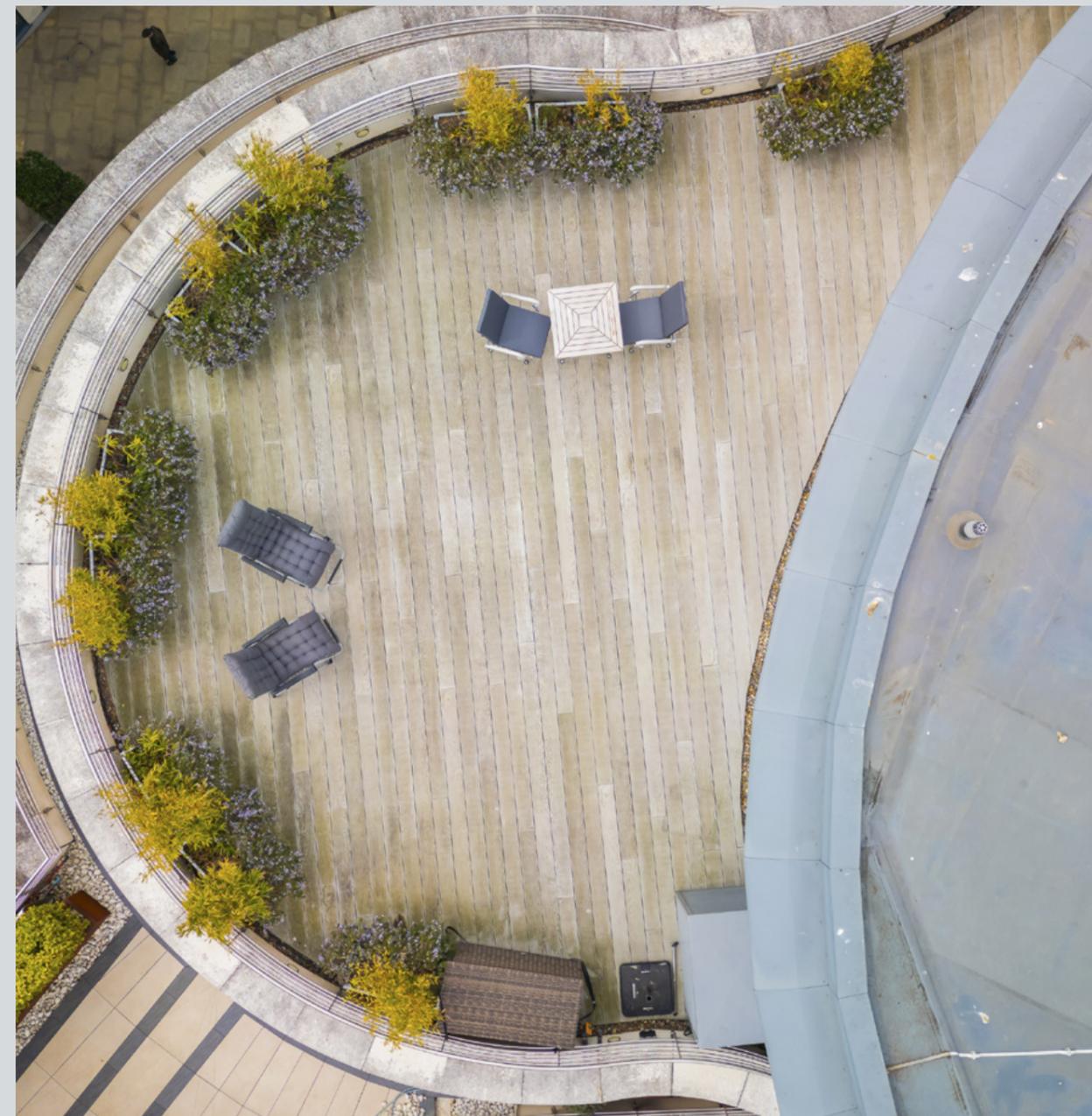
Bournemouth Airport is about an hour away by car offering flights to a choice of UK and international destinations.



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

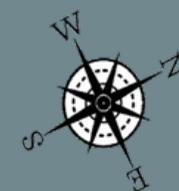
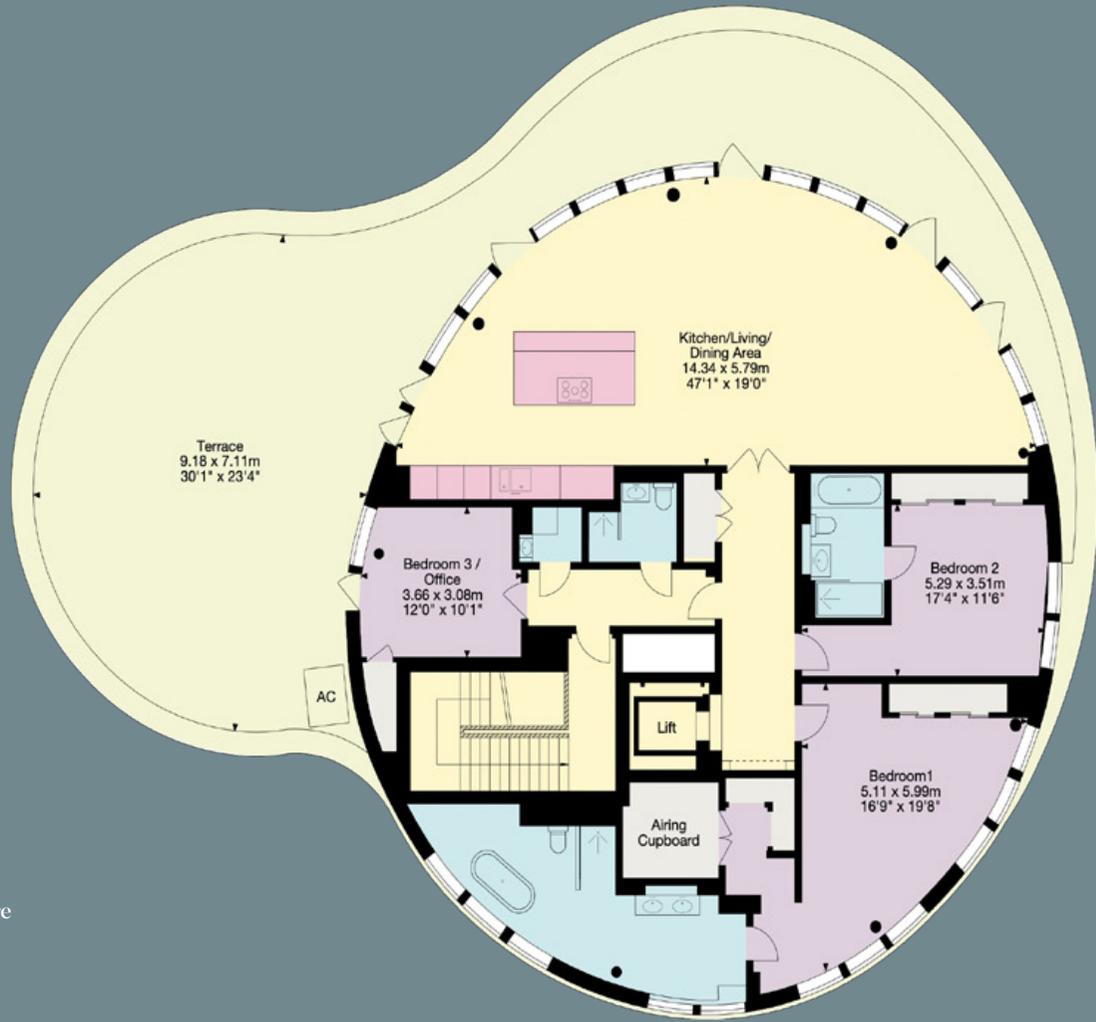
Main House = 202 sq.m / 2174 sq.ft

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.



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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.

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

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