



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



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

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WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk



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.

Room Dimensions



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



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			

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			
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England & Wales		EU Directive 2002/91/EC	

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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.