



Symonds
& Sampson

Benjamin Ferrey House

Somerleigh Road, Dorset

8 Benjamin Ferrey House

Somerleigh Road, Dorchester
Dorset DT1 1TL

A unique Grade II Listed two-bedroom maisonette, located in the town centre, with its own private courtyard garden.



- Private courtyard garden
 - Mezzanine floor
- Two double bedrooms
 - Master en suite
- Outside stores and utility room
 - Allocated parking

Guide Price £280,000

Leasehold

Dorchester Sales
01305 261008
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THE DWELLING

This unique property is conveniently located in the heart of the county town, just a short walk from the main high street with shops and amenities.

Originally the Dorchester County Hospital, this fine Portland Stone, grade II listed building was designed by the renowned architect Mr Benjamin Ferrey and converted to form a particularly nice development of apartments now known as "Benjamin Ferrey House". The building boasts a well-maintained communal entrance hall, complete with post boxes, a stairwell and a lift.

ACCOMMODATION

This property is accessed from the ground floor into the entrance hall with security intercom. The sitting/dining room is a nice sized room with wall lights, feature alcove and impressive mullioned windows. The kitchen/breakfast room is well appointed with a good range of cupboards and drawers, granite work surfaces, integrated appliances to include; fridge/freezer, dishwasher, double oven, gas hob and extractor hood. There are under pelmet lights, wall lights and a cupboard housing the gas boiler.

Stairs rise to the first floor landing, which in turn leads on to the mezzanine currently arranged as a study area overlooking the reception room.

On the lower ground floor there is a hallway with useful storage cupboards and an under stairs cupboard. Bedroom one is a double room with fitted wardrobes and a walk in alcove used as a small dressing area. Bedroom two has a window overlooking the courtyard with a deep cill and a door providing access to outside. The room is finished with Karndean flooring and also benefits from fitted wardrobes. The master

en suite is a modern white suite including a bath with shower over, wc, basin and heated towel rail. In addition there is a separate shower room with a contemporary suite including a walk-in shower, vanity basin, wc, heated chrome towel rail and extractor fan.

The property benefits from gas fired central heating and outside there is a handy utility room with plumbing for a washing machine and tumble dryer.

OUTSIDE

The property enjoys its own private courtyard garden with separate private access and space for garden furniture and a variety of plant pots.

An allocated parking space is situated at the front of the building along with visitors parking.

SITUATION

The property enjoys a convenient location in the heart of the County Town of Dorchester, just a short walk from the Borough Gardens and the main shopping streets with a range of retailers. Brewery Square is also close by which boasts a variety of shops, restaurants and a multi screen cinema.

Dorchester South and Dorchester West train stations provide mainline rail services to London Waterloo and Bristol Temple Meads respectively and the Dorset County Hospital is nearby.

Sporting facilities include rugby, football and cricket clubs, golf at Came Down and sailing at Weymouth and Portland. There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

DIRECTIONS

What3words///swam.club.quicksand

SERVICES

All mains services are connected. Gas central heating.

Broadband - Ultrafast speed available

Mobile - You are likely to get mobile coverage both indoors and outdoors (<https://www.ofcom.org.uk>)

Council Tax Band: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Lease Details and Management Charges. 999 year lease from 1st January 1999.

Estate charges are:

Service charge £316.00 pa, charged half yearly on 1st January and 1st July. (£158.00 x2)

Ground rent £325.03 pa, charged annually on 1st July.

Block charges are:

Service charge £1940.80 pa, charged half yearly on 1st January and 1st July. (£970.40 x2)

Window cleaning £49.90 pa, charged half yearly on 1st January and 1st July. (£24.95 x2)

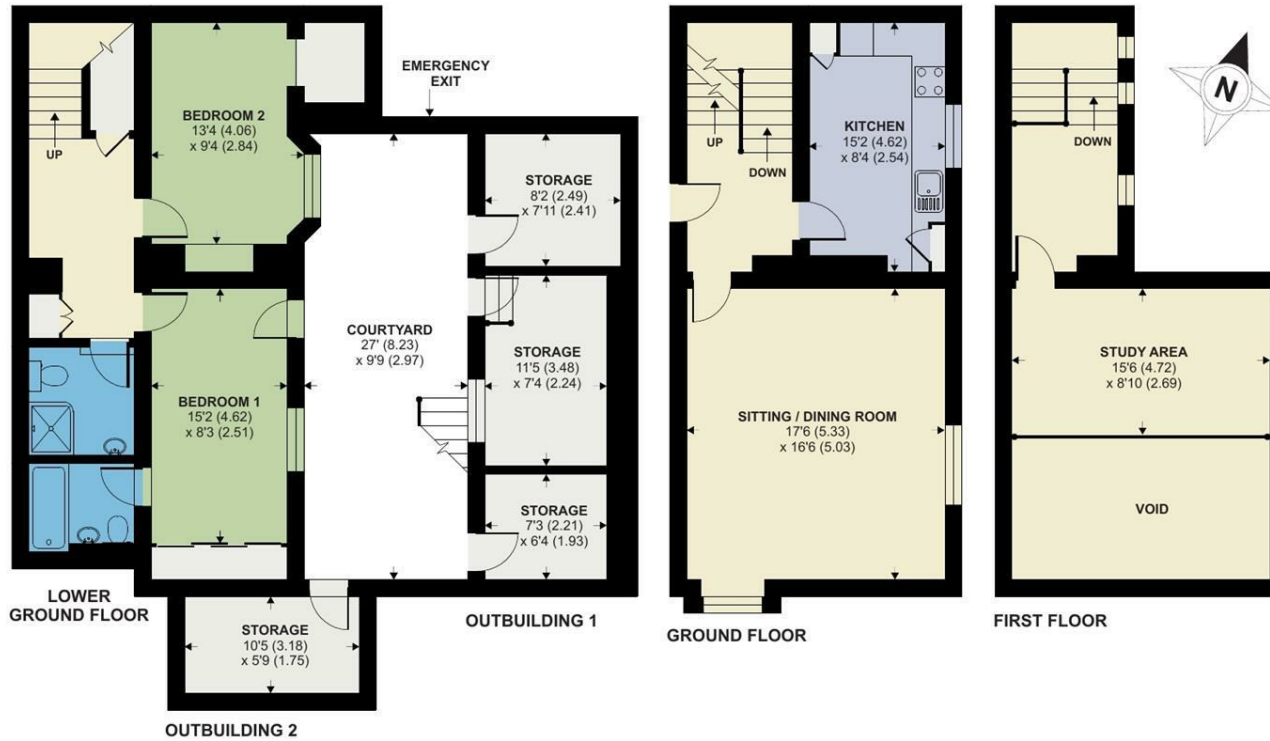
Basement locker charge £156.64 pa, charged annually on 1st July.

In 2025 there is a reserve fund charge of £953.38 pa, payable half yearly in January and July. (£476.69 x2)



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APPROX. GROSS INTERNAL FLOOR AREA 1291 SQ FT 119.9 SQ METRES (EXCLUDES VOID & OUTBUILDINGS)



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