The Gatehouse Cottage,

Gatehouse
Cottage
1 Dorchester Road

The Gatehouse Cottage,

Grimstone, Dorchester, , DT2 9NA

A charming detached cottage with large south facing garden, ample parking and workshop. Grade II listed.

- Detached Cottage
- Beauiful views to the rear
- Large South facing gardens
- 3 Bed 2 bath
- Freehold
- Grade II Listed
- Renovated throughout
- Ample parking and garaging
- 2 receps and kitchen
- CTB C

Guide Price £420,000

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The Property

This beautifully restored Grade II listed cottage blends early-18th-century heritage with a thoughtful modern refurbishment. Set just outside the small hamlet of Grimstone and only a short distance from Dorchester's vibrant town centre, the home offers generous parking, charming period detail, and a warm, inviting atmosphere throughout.

Originally constructed from cob and stone and finished with lime render beneath a traditional thatched roof, the cottage has been the subject of a comprehensive renovation that respects its historic character while introducing stylish contemporary touches.

The property is arranged with a central hallway at the rear providing access to the main ground floor accommodation. The kitchen forms part of an extension to the original structure and is fitted in a galley configuration with modern cabinetry, oak effect work surfaces, royal green glazed tiling and integrated appliances.

The dining room and sitting room are both well proportioned reception areas featuring exposed beams, sections of stonework and fireplaces with brick surrounds and slate hearths. The sitting room includes a recently installed inset multi fuel burner.

A further ground floor room is suitable for use as a study or third bedroom and is positioned beside a newly fitted shower room containing a WC, pedestal basin and shower enclosure.

The first floor comprises two double bedrooms and a family bathroom. The main bedroom has a dual aspect to the front and side and includes exposed ceiling timbers and a feature wall. The second bedroom is also a double and incorporates built in storage and decorative wall panelling. The bathroom is fitted with a ceramic claw foot bath, a Victorian style WC with high level cistern, a matching basin with storage and a brass towel rail.

The property has also been upgraded with a new boiler, a renewed heating system, a replacement fuse box and a full electrical rewire.

Outside

The exterior grounds include two paved terraces suitable for outdoor seating and dining, newly laid lawns with a southerly aspect, off road parking for multiple vehicles and a double bay workshop or garage fitted with power and lighting. The garden enjoys attractive views across the surrounding area, and the setting becomes noticeably calmer later in the day.

Situation

Grimstone is situated just under four miles north of Dorchester, the county town of Dorset, known for its lively mix of cafés, restaurants, independent shops and national retailers. Dorchester offers a mainline railway station, leisure facilities, cinemas and two notable destinations: Brewery Square with its restaurants and entertainment, and Poundbury with its artisan businesses and community feel. The surrounding countryside is a key feature of the area, with footpaths, bridleways and open landscapes easily accessed from the village, making it well suited to walking and outdoor pursuits. Grimstone also sits on a recognised cycle route that provides a scenic link to the wider area. The position offers convenient access to the Jurassic Coast World Heritage Site, with its beaches, coastal paths and celebrated natural landmarks.

Services

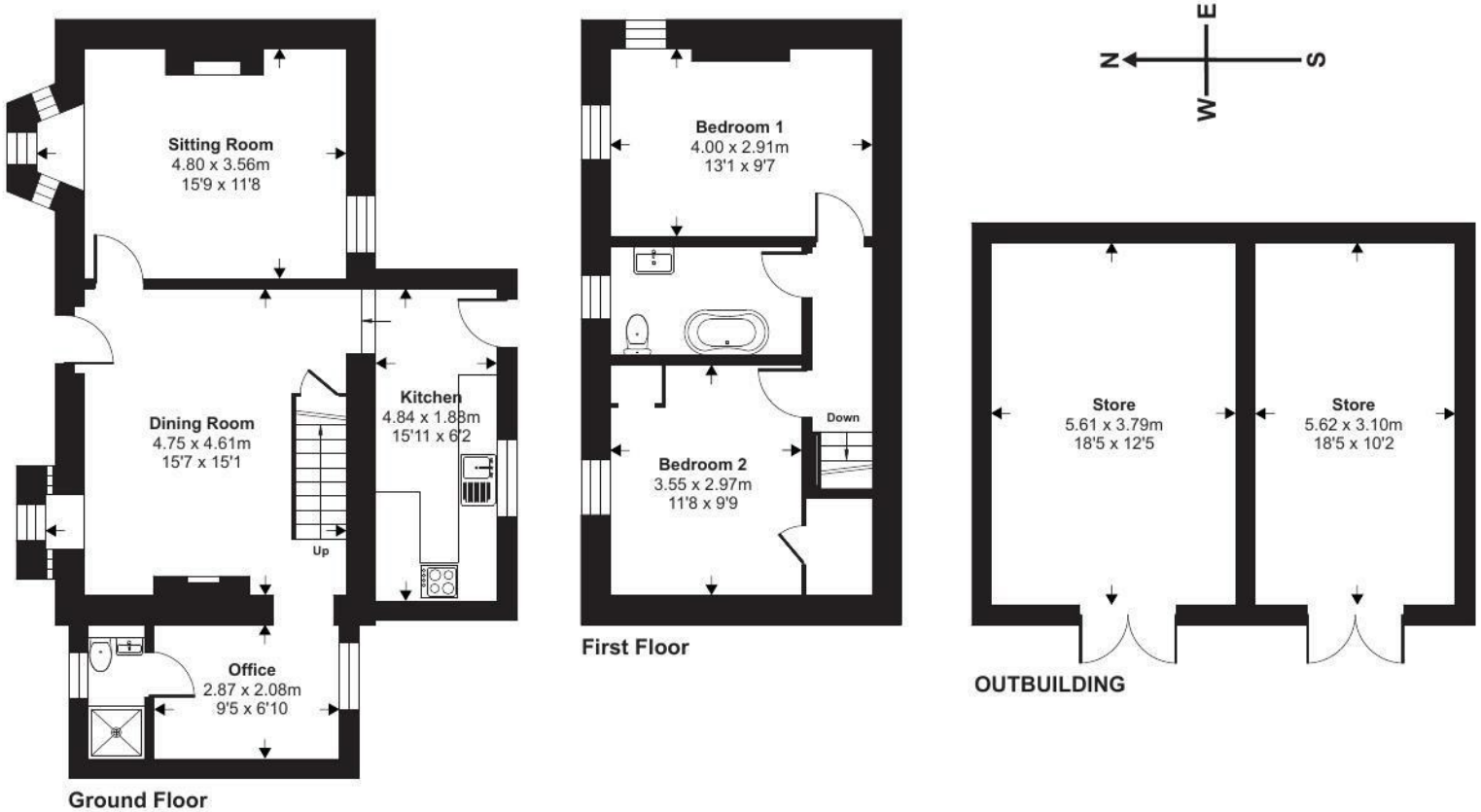
LPG central heating, mains water and drainage,
Use Ofcom website for broadband and mobile phone information

Directions

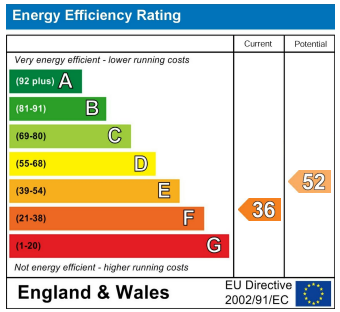
///earth.mildest.mainframe
https://w3w.co/earth.mildest.mainframe

Approximate Area = 977 sq ft / 90.7 sq m
Outbuildings = 416 sq ft / 38.6 sq m
Total = 1393 sq ft / 129.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1434930



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Look at the Birds
OF THE AIR. THEY NEITHER SOW NOR REAP NOR GATHER
INTO BARNS, AND YET YOUR HEAVENLY FATHER FEEDS
THEM. ARE YOU NOT OF MORE VALUE THAN THEY?
Matthew 6:26
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