



Dymond's Folly

North Street, Charminster, Dorchester, Dorset

Dymond's Folly

30 North Street, Charminster,
Dorchester, Dorset,
DT2 9QZ

A spacious semi-detached village house with stunning walled garden, river frontage and potential to modernise to create a beautiful home.



- Substantial 4/5 bedroom semi-detached period home
- Set over three floors with spacious, flexible accommodation
- In need of modernisation – excellent potential throughout
 - Bright conservatory with garden views
- Generous sitting room, drawing room, and garden room
- Large walled rear garden with mature planting and fruit trees
 - River Cerne runs along the end of the garden with countryside views beyond
- Detached garage, workshop, and three-part outbuilding
 - Off-street parking at the front of the property
- Sought-after village location, close to Dorchester and local amenities

Guide Price £575,000

Freehold

Dorchester Sales
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THE PROPERTY

Built circa 1900, Dymond's Folly was named after Captain Robert Dymond (1830-1922) of the 3rd Dragoon Guards, who originally built it as an annex to his main residence, Brooklands. The two properties were later subdivided to form separate dwellings.

The Brooklands estate, which included what is now the garden of Dymond's Folly, was previously home to Joseph Hardy until 1841. Joseph was the brother of Vice Admiral Sir Thomas Masterman Hardy, 1st Baronet - best known as Nelson's flag captain at the Battle of Trafalgar in 1805 and a witness to Lord Nelson's death aboard HMS Victory.

Set back from the road in the heart of Charminster, this substantial semi-detached home offers generous accommodation over three floors. Now in need of modernisation throughout, the property presents an excellent opportunity to create a beautiful and characterful family home.

The ground floor features a entrance hall leading to the dining room, which in turn opens into a bright conservatory overlooking the garden, with French doors providing direct access outside. The kitchen, just off the dining room, is fitted with a range of wall and base units. The sitting room is a spacious and comfortable reception space, and at the far end of the hall is a charming garden room with further access to the rear garden. A cloakroom with WC and utility area completes the ground floor layout.

On the first floor is a large drawing room – equally suited as a formal reception space or an additional bedroom – along with a good-sized double bedroom, family bathroom with bath, separate shower, and wash basin, and an additional separate WC. The second floor comprises three further well-proportioned bedrooms.

OUTSIDE

The rear garden is a particular feature of the property. Mainly walled and thoughtfully planted, it has an array of flowering borders, mature shrubs, trees, and fruit trees. A greenhouse and the tranquil River Cerne at the far end add to the garden's charm, with open countryside views beyond.

The outbuilding is divided into three sections: two smaller store rooms and a larger former stable, offering excellent storage or potential for alternative use (subject to the necessary consents).

To the front of the property is off-street parking and access to the garage.



SITUATION

The property is located in the picturesque village of Charminster which is home to a first school, shop/sub post office, two pubs, a pretty Norman church and a village hall.

Charminster is just a couple of miles from Dorset's historic county town, Dorchester, which has many restaurants, over 400 shops, various leisure facilities, a number of highly regarded schools and the renowned Dorset County Hospital. A regular bus service operates through the village of Charminster and Dorchester provides rail links to London Waterloo and Bristol Temple Meads.

There are numerous sporting facilities and leisure pursuits in the area including Golf at Dorchester (Came Down), Sherborne and Yeovil. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a variety of water sports. The Iron Age hill-fort of Maiden Castle is just four miles from Charminster and boasts breathtaking views of the countryside.

DIRECTIONS

what3words///soonest.brochure.intervals





SERVICES

Mains gas, water, electricity and drainage.
Gas fired central heating.

Broadband - Superfast speed available
Mobile - Mobile coverage is generally available outdoors
but may be limited indoors. (<https://www.ofcom.org.uk>).

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

AGENT NOTE

The property falls within a conservation area.

The vendor has advised us that there is a parking space to the front of the house and the driveway is shared with three neighbouring properties.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-80) B		
(69-80) C		70
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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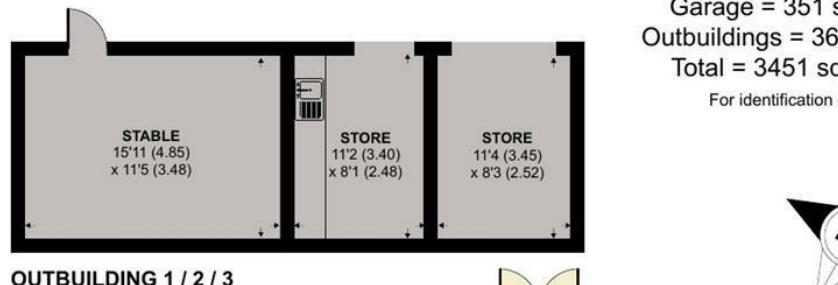
Approximate Area = 2731 sq ft / 253.7 sq m

Garage = 351 sq ft / 32.6 sq m

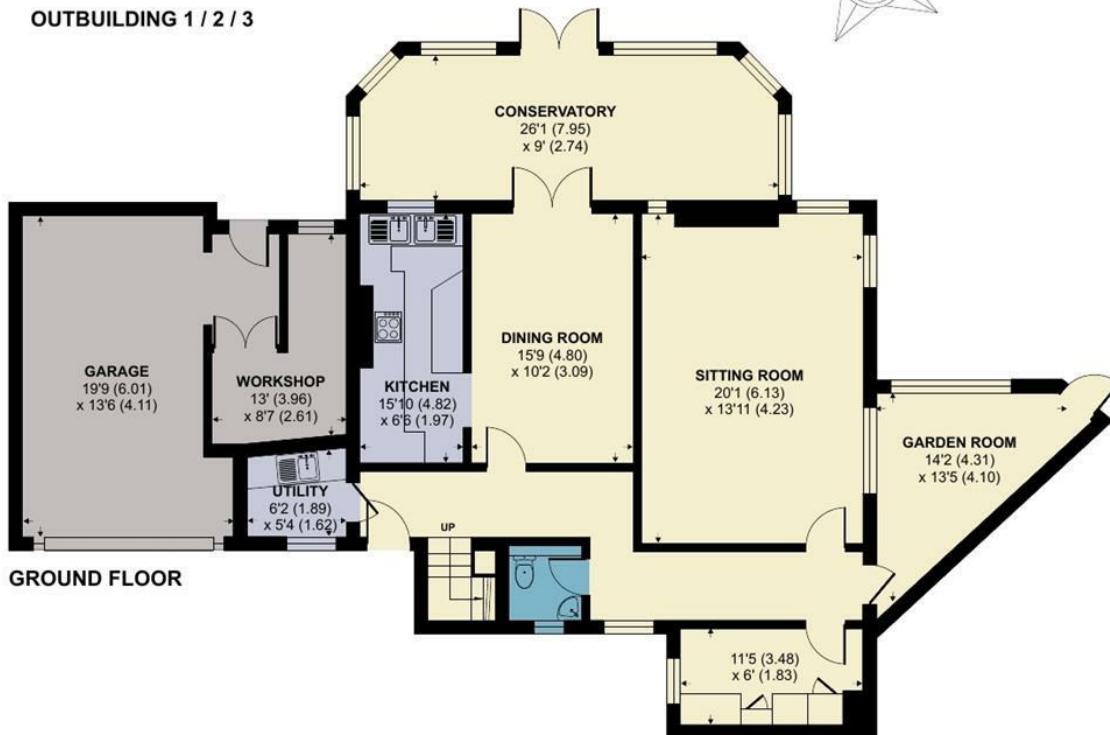
Outbuildings = 369 sq ft / 34.2 sq m

Total = 3451 sq ft / 320.5 sq m

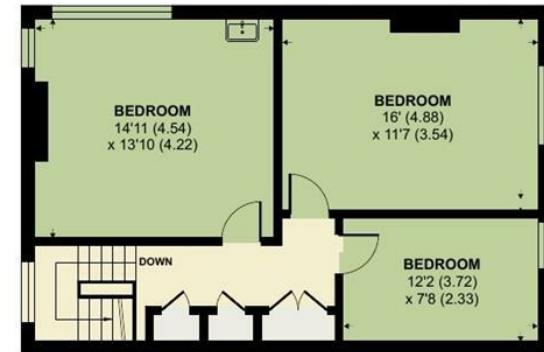
For identification only - Not to scale



OUTBUILDING 1 / 2 / 3



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1304100



Dorchester/ATR/25.07.2025



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