



Pope Street
Dorchester
£250,000



Set within a Grade II listed building is this prestigious one-bedroom luxury apartment occupying a prime position within the exclusive Brewery Square development in the heart of Dorchester. Forming part of a high-quality brewery conversion, expertly finished to an outstanding specification, the property combines contemporary design embracing the character and heritage of the original brewery. Offering beautifully presented accommodation throughout including an impressive entrance hall, a spacious open-plan living area, a generous double bedroom with built-in storage, and a good-size private balcony/terrace accessed from both the bedroom and living space. Externally, residents also benefit from a shared roof terrace, additional shared storage unit and an allocated parking space. The apartment is ideally suited to professionals, downsizers or those seeking a stylish and convenient town-centre lifestyle. EPC rating C.

Dorchester, the county town of Dorset, is a vibrant market town that blends rich heritage with modern amenities. Known for its Roman history and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offer a wide range of shops, cafés, restaurants and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside and the Jurassic Coast - a UNESCO World Heritage Site offering stunning beaches and coastal walks. Residents and visitors also enjoy access to leisure centres, schools, parks and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.



Entrance to the building is via a secure access system with intercom. The apartment is approached via an impressive and spacious communal entrance hall with both lift and stairs to the second floor. The apartment opens onto a welcoming hallway with generous storage/utility space creating a fabulous first impression. At the centre of this exceptional apartment is a superb open-plan kitchen, dining and living area, thoughtfully designed to maximise space. This impressive room provides the perfect setting for both relaxed day-to-day living and stylish entertaining and is beautifully appointed with contemporary cabinetry, quality work surfaces and a range of integrated appliances. Elegant Crittall-style doors and windows, give access to a substantial private balcony area that extends the living accommodation seamlessly.

The spacious double bedroom benefits from fitted wardrobes together with direct access to the impressive private terrace. The exposed brickwork and fenestration are a wonderful feature ensuring the unique style and character is continued throughout the apartment. The stylish and modern bathroom features a generous walk-in shower and is furnished with contemporary fixtures and fittings,

Residents enjoy access to a beautifully maintained communal roof terrace, offering further outdoor amenity and attractive elevated views across the surrounding area. A secure shared storage facility also provides practical additional space, a rarely available feature within apartment developments. Additional benefits include an allocated off-road parking space and an enviable position within Brewery Square, to enjoy its excellent selection of restaurants, cafés, boutique shops, leisure facilities and the cinema just moments away.

Agents Notes:

The vendor advises they are in the process of securing a share of the freehold.

Lease length 999 years from 1st January 2021

There is an annual service charge of £2,177.28

There is a peppercorn ground rent payable.

The property sits within a designated Conservation Area.

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit

<https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

Tel: 01305 211970

Council tax band B.

Services:

Mains electricity, water and drainage are connected.

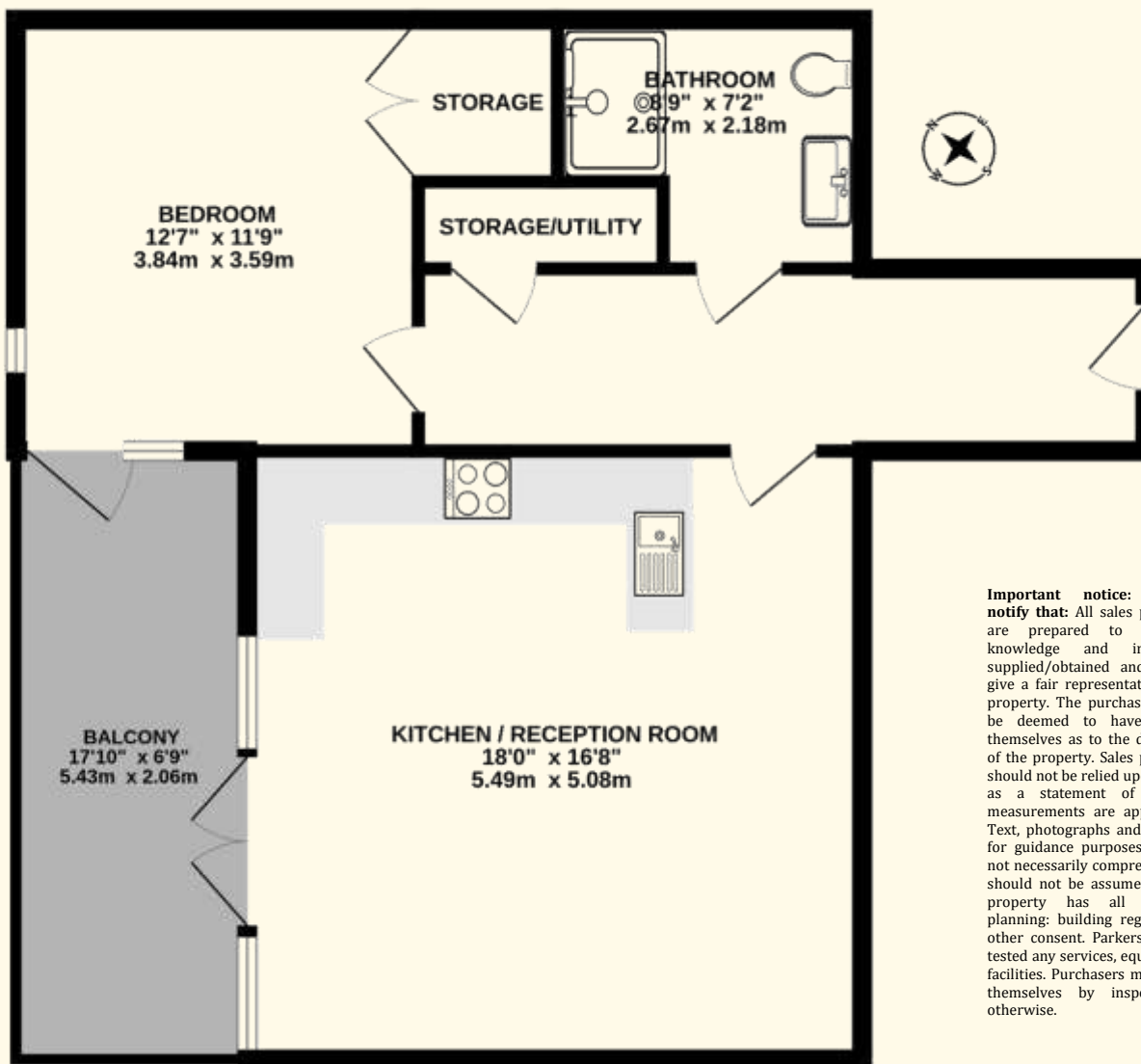
Gas fired central heating.

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.

TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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