



Cornwall Road
Dorchester
£550,000 Price Guide



Nestled within a Conservation Area, this stunning property blends Victorian grandeur with high-end modern design. Dating back to 1896, the home has been meticulously renovated across four thoughtfully designed floors, seamlessly combining sophisticated living spaces with period charm. This imposing five-bedroom Victorian residence has been transformed into a stylish modern sanctuary and finished to a high standard, from the high-specification kitchen and contemporary basement conversion to the character-filled bedrooms with original features. Complete with an east-facing garden, the property offers the perfect balance of period heritage and contemporary convenience. EPC rating is E.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers 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 nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. 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.



On entering the property, a paved pathway crosses a neatly gravelled frontage and leads to a part-glazed front door framed by an elegant stone archway. An Acer tree provides a natural sense of privacy, while the beautifully maintained brickwork and large sash bay windows hint at the character and light-filled spaces within this charming home. Step through the tiled porch into an elegant hallway that sets the tone for the timeless quality found throughout, providing access to the principal ground floor rooms, as well as stairs leading down to the cellar room and up to the first floor. The sitting room is an elegant and inviting space, featuring high ceilings, picture rails, and a large bay window that floods the room with natural light. Engineered wooden flooring and a multi-fuel burner with a hearth create a warm and welcoming atmosphere. The kitchen/breakfast room forms the social heart of the home, featuring a bespoke kitchen with quartz worktops, an integrated Bosch dishwasher, an AEG eye-level electric oven, a four-ring gas hob, and space for a fridge freezer. Stylish luxury vinyl tile flooring and double doors opening directly onto the garden enhance the sense of light and space, making it ideal for everyday living and entertaining. A dedicated utility room serves the kitchen, complete with stone slab flooring, additional plumbing, and access to the rear garden. The ground floor is completed by a versatile dining room, currently used as a study, featuring wooden flooring and double doors leading through to the breakfast room. The basement conversion is a particular highlight of the home. Accessed via a newly installed wooden staircase, this contemporary space benefits from underfloor heating, tiled flooring, and stylish spotlights, making it an ideal media room, gym, or snug. The upper floors host five beautifully appointed bedrooms. The principal bedroom enjoys a front-facing position with a large bay window, exposed floorboards, and a private en-suite shower room. A modern and stylish family bathroom serves the first floor, fitted with a corner shower and separate bath, alongside a separate W/C for guests. Four additional bedrooms are arranged across the first and second floors, each featuring charming sash windows and original decorative fireplaces. A contemporary shower room on the second floor completes the accommodation.

Externally, the east-facing, private rear garden features a mix of patio and lawn areas with raised planted beds with a variety of mature plants and shrubs creating colour and texture, the patio area provides the perfect spot for enjoying a morning coffee in the sun. Additionally, there is a rear gate that opens onto an access-only pathway.

Cornwall Road, DT1

Approximate Gross Internal Area
187.49 SQ.M / 2018 SQ.FT

KEY: CH - Ceiling Height
[Restricted Head Height]

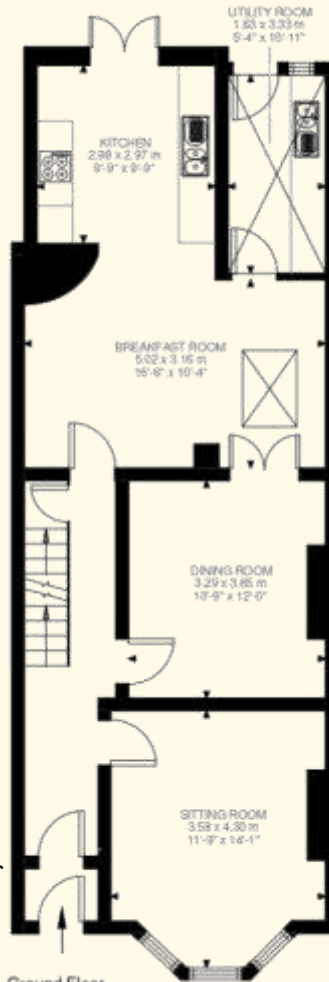
Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



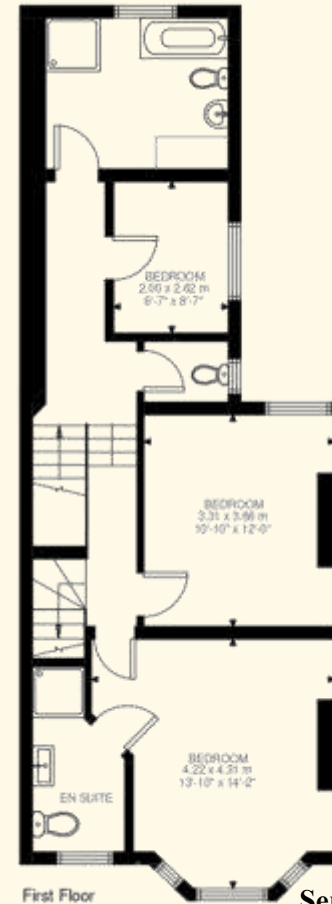
Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



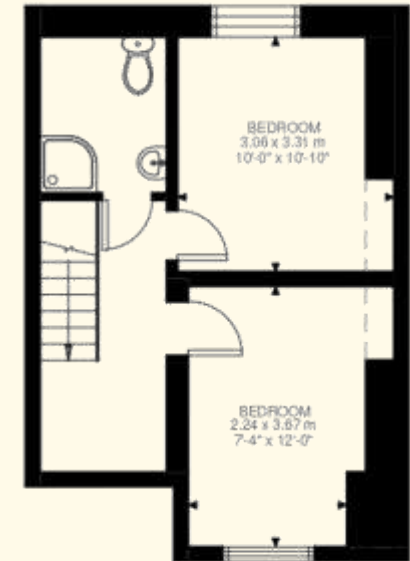
Lower Ground Floor
189 ft²



Ground Floor
782 ft²



First Floor
680 ft²



Second Floor
367 ft²

Agents Notes:

Please note that there is an access-only pathway located to the rear of the property, for which the ownership is unknown. An indemnity policy may therefore be required.

Flood Risk:

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

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

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-landtax/#!/intro>

Broadband and Mobile:

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

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

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating with hot water cylinder.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Tel: 01305 211970
Council Tax Band D.