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12 DOLPHIN MUNDAY COURT, EBLEY, STROUD, GL5 4UG

The Property

Set within a beautifully restored Georgian house and former mill, built in attractive Cotswold stone and believed to date back to the late 1700s, this impressive second-floor apartment offers a wonderful blend of character, space and modern comfort. The exterior of the building underwent sympathetic restoration in 2009, whilst the interior was thoughtfully redeveloped to a high standard, creating a striking home filled with a wealth of natural light and charm.

The apartment is approached through the building's impressive glazed communal entrance hall, with access available from both Home Orchard and Westward Road. Contemporary steel, glass and timber staircases rise through the restored interior to the second floor, creating a memorable sense of arrival.

Once inside the apartment, the private entrance hall provides access to the generous double bedroom, the bathroom and the spacious open-plan sitting/dining room with fitted kitchen. A useful storage cupboard is also located off the hall.

The heart of the apartment is a particularly spacious open-plan sitting/dining room, where a series of windows, high and sloping ceilings and an attractive outlook combine to create a wonderfully light and airy atmosphere. There is ample room for both comfortable seating and a dining area, making this a highly versatile space for relaxing, entertaining or working from home.

The fitted kitchen is open plan to the sitting/dining room and is arranged to one side of the living accommodation. It features a range of light grey wall and base units beneath contrasting work surfaces, together with a stainless-steel sink, fitted oven and hob with extractor above, integral fridge and washer/drier. Its open connection with the living space creates a practical and sociable flow.

The generous double bedroom is another beautifully proportioned room, with a dormer window drawing in plenty of natural light. There is space for a large bed and additional furniture, whilst a walk-in wardrobe provides excellent storage without compromising the calm and uncluttered feel of the room.

The bathroom is fitted with a white suite comprising a panelled bath, pedestal wash hand basin and WC. A window allows a wealth of natural light to fill the room, while the sloping ceiling adds character and interest.

Throughout the apartment, the combination of high and sloping ceilings, well-positioned windows and an elevated outlook creates an impressive sense of space and light. The apartment enjoys attractive rooftop and far-reaching views towards the surrounding hills and countryside, providing an unexpected sense of openness from such a convenient setting.

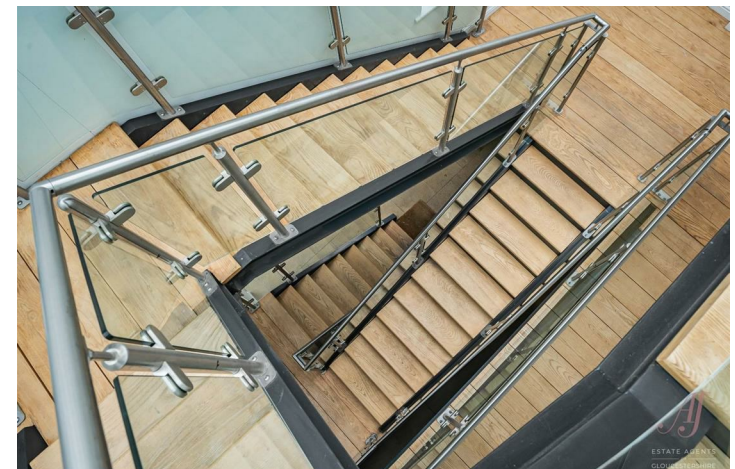
Unusually for an apartment, this home also benefits from substantial secure basement storage, which is both practical and easy to access. Outside, there is an allocated parking space for one vehicle.

The location is ideal for those seeking both convenience and lifestyle. The Stroudwater Canal and Ebley Wharf are within a short walk, offering cafés, scenic waterside walks and a welcoming community atmosphere. Excellent access is also provided towards Stroud, Stonehouse and the surrounding countryside.

This is a rare opportunity to purchase a spacious and light-filled one-bedroom apartment with generous living accommodation, excellent storage and an attractive canalside position. A special property in a highly sought-after Stroud setting. Offered to the market with no onward chain.

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AI imagery has been used in selected photographs to provide furnishing ideas and demonstrate possible layout options. These images are for illustrative purposes only and should not be relied upon as an exact representation of fixtures, fittings or furniture included in the sale.





Outside

The apartment itself enjoys elevated far-reaching views across the surrounding rooftops, valley and countryside.

The apartment building sits less than 100 metres from the restored Stroudwater Canal and nearby Ebley Wharf, offering scenic waterside walks, cafés and a wonderful community atmosphere. Nearby, Ebley Mill, set on the banks of the River Frome, was originally built as a woollen mill in 1818 and is now a Grade II listed building occupied by Stroud District Council. The wider Ebley Wharf redevelopment, completed in 2013, has created a highly desirable setting, blending history, convenience and lifestyle, with easy access towards both Stroud and Stonehouse.

Outside, the property benefits from one allocated parking space to the rear of the building, together with a specific secure basement storage area, ideal for bicycles, outdoor equipment and additional household items.

The property is leasehold with a 999-year lease from 1st July 2026. The ground rent is a peppercorn at £0 per annum. The annual service charge is approximately £700 for the coming year. CTR Developments Ltd, who are the vendors and freeholders, will manage the service charge for all flats at Dolphin Munday Court. The service charge covers building insurance, communal maintenance and lighting, together with the upkeep of the communal fire alarm and emergency lighting systems.

The property would make an ideal first-time purchase, lock-up-and-leave home or investment opportunity.



Useful Information

Tenure: Leasehold

Viewing arrangements: Strictly by appointment through AJ Estate Agents

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: SDC. Council Tax Band A and EPC rating C



Location

The apartment enjoys a particularly convenient position within the heart of Ebley Wharf, with attractive surroundings and excellent access to local amenities. The area has developed into a vibrant residential community, combining characterful historic buildings with thoughtfully designed modern homes and welcoming public spaces.

Close by, Ebley Mill sits proudly on the banks of the River Frome. Originally built in 1818 as a woollen mill and now a Grade II listed landmark, it is home to Stroud District Council and forms the heart of Ebley Wharf. The wider redevelopment has created an appealing setting in which to live, with excellent access to local cafés, amenities and transport connections.

The canal path is ideal for both walking and cycling, linking Stroud and Stonehouse while providing a wonderfully relaxed atmosphere. The waterside setting also provides the perfect backdrop for the popular Kitsch café and wine bar.

Stroud itself is renowned for its distinctive bohemian character and rich cultural scene. Independent shops line the streets alongside celebrated venues for arts, crafts and music, while the award-winning weekly farmers' market draws visitors from across the region and is widely regarded as one of the oldest of its kind. The recently redeveloped Five Valleys indoor market and shopping centre, inspired by London's Borough Market, adds further vibrancy with a mix of designer brands, world cuisine and local artisan producers.

For those needing to travel further afield, the area is exceptionally well connected. There are direct rail links to London Paddington and easy access to the M5 motorway, making commuting straightforward.



Directions

From the centre of Stroud outside the Ecotricity building follow the A419 Cainscross road up to the island and take the second exit. Stay in the left hand lane straight over the traffic lights onto B4008 Westward road. Follow this road until you approach two set of traffic lights. Straight over the first set and turn left at the second set of traffic lights onto Ebley Wharf taking the first turning on the right into Home Orchard, follow the road passing the canal on your left hand side and a small area of green on your right, continue past and follow the road to the end where Dolphin Munday Court will be in front of you.



Approximate Gross Internal Area 639 sq ft - 59 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(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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