



*A* ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE





# APARTMENT 11 DOLPHIN MUNDAY COURT, EBLEY, STROUD, GL5 4UG

## *The Property*

Set within a beautifully restored Georgian house and former mill, built in Cotswold stone and believed to date back to the late 1700s, this first-floor apartment blends period charm with modern comfort. The exterior underwent sympathetic restoration in 2009, while the interior was thoughtfully redeveloped to a high standard.

Access is via an impressive glazed communal entrance hall, with approaches available from both Home Orchard and Westward Road. The location is ideal, close to the Stroudwater Canal and Ebley Wharf, offering cafés, a friendly community atmosphere, and scenic walks toward Stroud and Stonehouse.

The apartment offers an immediate sense of space. A generous L-shaped hallway leads into a bright and welcoming sitting and dining room, filled with natural light from large picture casement windows to the front and side, providing distant views toward Selsley. This flows through to a modern fitted kitchen with a range of wall and base units, integrated appliances including washer dryer, fridge, Siemens hob with extractor, oven and grill, and further windows to the rear and side. Newly laid LVT flooring runs through the living areas.

There are three well-proportioned double bedrooms, each enjoying plenty of natural light. The master bedroom includes fitted wardrobes, a large casement window, and an en-suite shower room. A second double bedroom features views toward Selsley, while the third also benefits from a pleasant front outlook. Bedrooms one and two have newly fitted neutral carpets. A well-sized family bathroom completes the accommodation.

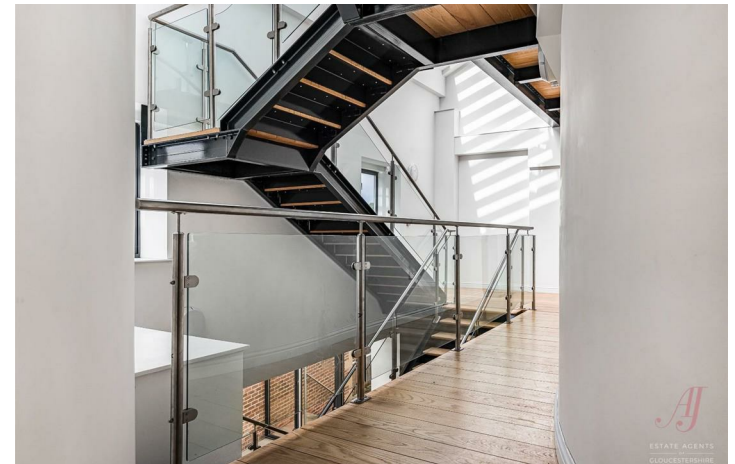
Unusually for an apartment, this home benefits from substantial secure basement storage, practical and easy to access. Outside, there is an allocated parking space for one vehicle. Double glazed casement windows, styled in keeping with the mill's heritage, enhance both character and appeal.

This is a rare opportunity to purchase a spacious and light-filled apartment offering true house-like proportions, three double bedrooms, generous living space, and an attractive canal-side position. A special property in a highly sought-after Stroud setting. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

### AGENTS NOTE

Stamp duty at £259,950 First time buyer £0 Moving Property £2,997 additional Property £15,995

Rental Estimate £1,100 PCM







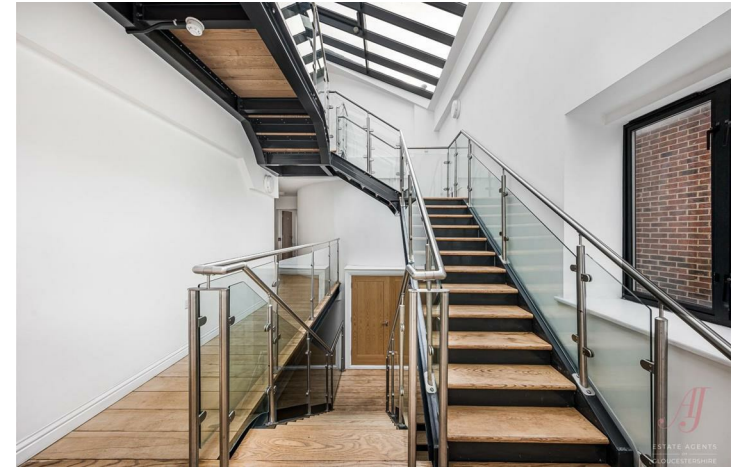


## Outside

The apartment building is less than 100 metres from the restored Stroudwater Canal. 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 area, rebuilt in 2013, has a strong community feel with cafés and local amenities. This setting makes the property an excellent opportunity for first-time buyers or investors.

Outside, there is an allocated parking space for one vehicle. Double glazed casement windows throughout, designed in keeping with the original mill style, add both character and charm.

The property is leasehold with 987 years remaining. The ground rent is a peppercorn at £0 per annum. The annual service charge is £800, which covers building insurance, communal maintenance and lighting, and upkeep of the fire alarm and emergency lighting.



## 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 B and EPC rating B







## Location

The apartment building is situated less than 100 metres from the restored Stroudwater Canal, offering an immediate connection to the area's waterside charm. 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. Rebuilt in 2013, the Wharf has developed into a vibrant community hub with excellent facilities, including a gym, the Go Bananas indoor soft-play centre, and a central square with a beautiful water backdrop that provides the perfect setting for the popular Kitsch café and wine bar. The canal path is ideal for both walking and cycling, linking Stroud and Stonehouse while providing a wonderfully relaxed atmosphere.

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, with the award-winning weekly farmers' market drawing visitors from across the region and 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. Families are also well catered for with an excellent choice of schools, from two state grammar schools and a mixed secondary comprehensive to the SCS Stroud Campus, alongside a selection of highly regarded private schools.



## 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.

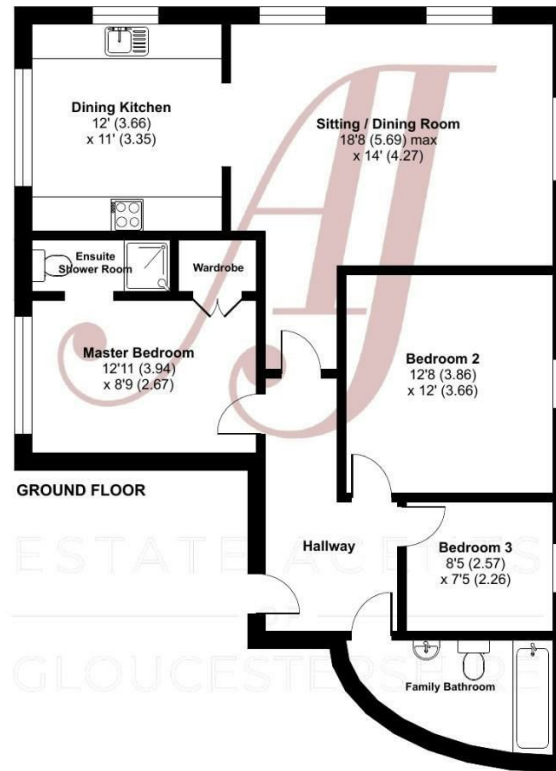
///challenge.exposes.evenly



## Home Orchard, Ebley, Stroud, GL5

Approximate Area = 989 sq ft / 91.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1227132

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

01453 703303  
homes@ajeaglos.co.uk  
www.ajeaglos.co.uk  
rightmove

**AJ** ESTATE AGENTS  
OF  
GLOUCESTERSHIRE

If you require any particulars in an alternative format, please contact AJ Estate Agents of Gloucs Ltd on 01453 703303. We will do all we can to accommodate. IMPORTANT NOTICE: AJ Estate Agents of Gloucs Ltd, their client/s and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client/s or otherwise. They assume no responsibility for any statement that may be made in these sales particulars. Sales particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The written wording, photographs and plans are purely for guidance only and are not necessarily comprehensive. It is not to be assumed that the property has all necessary planning, building regulations or other consents and AJ Estate Agents of Gloucs Ltd have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise.