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

The Property

A wonderful opportunity to enjoy characterful living in a beautifully restored former Georgian mill, where impressive proportions, an abundance of natural light and far-reaching views towards the surrounding countryside create a home that feels both welcoming and surprisingly spacious. Occupying a second-floor position within this attractive Cotswold stone building, believed to date back to the late 1700s, this delightful one-bedroom apartment offers far more than you might initially expect. With generous open-plan living accommodation, a fabulous double bedroom with walk-in wardrobe, secure basement storage and allocated parking, it is perfectly suited to those seeking a distinctive home in a convenient and desirable location.

The building itself underwent sympathetic restoration in 2009, carefully preserving its architectural character whilst introducing contemporary features and modern comforts. The impressive glazed communal entrance hall, accessible from both Home Orchard and Westward Road, creates a striking first impression, with steel, glass and timber staircases leading through the restored building to the apartment.

Stepping inside, a private entrance hall leads through to the accommodation, which has been thoughtfully arranged to make the most of the space, natural light and elevated position. A useful storage cupboard provides additional practicality.

The real heart of this home is the wonderfully spacious open-plan sitting/dining room. With its high and sloping ceilings, numerous windows and lovely outlook, this is a room that immediately feels light, airy and inviting. There is plenty of space to create both a comfortable sitting area and a generous dining space, ideal for entertaining friends, enjoying quieter evenings or simply watching the changing seasons across the surrounding rooftops and hills.

The fitted kitchen sits comfortably to one side of the room, creating a sociable arrangement that works beautifully for everyday living. Finished with contemporary light grey units and contrasting work surfaces, it includes a fitted oven, hob with extractor above, integral fridge and washer/drier. The master bedroom is another particularly appealing feature, offering excellent proportions and a lovely sense of calm. A dormer window fills the room with natural light, whilst the generous floor space comfortably accommodates a large bed and additional furniture. A separate walk-in wardrobe is a real bonus, providing excellent storage and allowing the bedroom itself to remain beautifully uncluttered.

The bathroom is fitted with a white suite comprising a bath, wash hand basin and WC. A window brings in natural light, whilst the characterful sloping ceiling complements the apartment's period setting.

One of the most delightful aspects of this home is its elevated position. From the apartment, attractive rooftop views extend towards the surrounding hills and countryside, providing a wonderful feeling of openness and a connection with the landscape beyond.

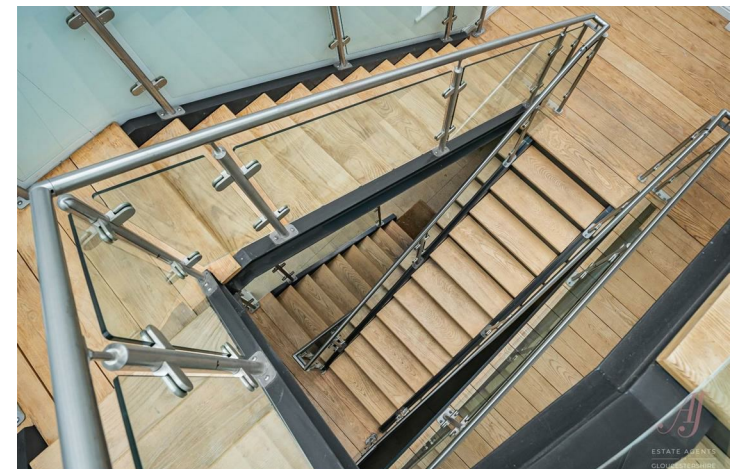
Whether you are searching for your first home, looking to downsize without compromising on living space, seeking a convenient lock-up-and-leave property or considering a buy-to-let investment, this apartment has much to offer.

With an approximate rental value of £825 per calendar month, it may also appeal to investors seeking a characterful property in an established and popular residential setting.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, this is a charming and unusually spacious apartment that combines period character with contemporary living, wonderful natural light and a location that makes everyday life a pleasure.

AGENTS NOTE

Selected photographs have been enhanced using AI to illustrate possible furnishing arrangements and help demonstrate the potential of the accommodation. These images are for illustrative purposes only and should not be relied upon as an exact representation of the fixtures, fittings or furniture included in the sale.





Outside

One of the apartment's most appealing features is its elevated second-floor position, enjoying lovely far-reaching views across the surrounding rooftops, valley and countryside beyond. The attractive outlook creates a wonderful sense of openness and provides an ever-changing backdrop throughout the seasons.

To the rear of the building, the apartment benefits from an allocated parking space for one vehicle, offering the convenience of dedicated off-road parking.

A particularly valuable feature is the substantial, designated secure basement storage area, providing generous additional space for bicycles, outdoor equipment, seasonal belongings and everyday household items. This is an unusual and welcome benefit for apartment living, allowing the accommodation itself to remain beautifully uncluttered.

Together, the allocated parking, excellent storage facilities and attractive elevated outlook provide a lovely combination of practicality and lifestyle, complementing the character and generous proportions of this delightful apartment.

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		
(92-100) 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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