



ESTATE AGENTS  
— OF —  
GLOUCESTERSHIRE



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

## *The Property*

Set within a beautifully restored Georgian house and mill, built in Cotswold stone and believed to date back to the late 1700s, this first-floor apartment blends period character with modern living. The exterior was sympathetically restored in 2009, while the interior was fully redeveloped with care and attention to detail.

Access is via a large glazed roof entrance hall, with routes from both Home Orchard and Westward Road. The property enjoys a convenient location close to the canal and Ebley Wharf, with its cafés, community feel, and scenic walks towards Stroud and Stonehouse.

The apartment makes an immediate impression. A spacious L-shaped hallway leads to a light and airy sitting and dining room. This open-plan space is filled with natural light from large picture casement windows to the front and side, offering distant views towards Selsley. The layout flows into a modern fitted kitchen with a range of wall and base units, integral appliances including washer dryer, fridge, Siemens hob with extractor, oven and grill, and further windows to the rear and side. Flooring throughout is newly laid LVT.

There are three generous double bedrooms, each with a bright aspect. The master bedroom features fitted wardrobes, a large mill-style picture window to the rear, and an en-suite shower room. A second double enjoys views towards Selsley, while the third also has a front-facing outlook. All bedrooms are fitted with new neutral carpets. A well-proportioned family bathroom completes the accommodation.

Unusually for an apartment, the property also benefits from substantial secure basement storage, easily accessible and highly practical. Outside, there is an allocated parking space for one vehicle. Double glazed casement windows, designed in keeping with the original mill style, add both character and charm.

This is a rare apartment offering excellent light, space, and views while retaining the character of its historic setting. With three double bedrooms, generous living areas, and a sought-after canal-side location, it feels more like a house than an apartment and presents a unique opportunity in the Stroud area. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

### AGENTS NOTE

Stamp duty at £269,950 First time buyer £0 Moving Property £3,497 additional Property £16,995

Rental Estimate £1,100 PCM





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## 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.

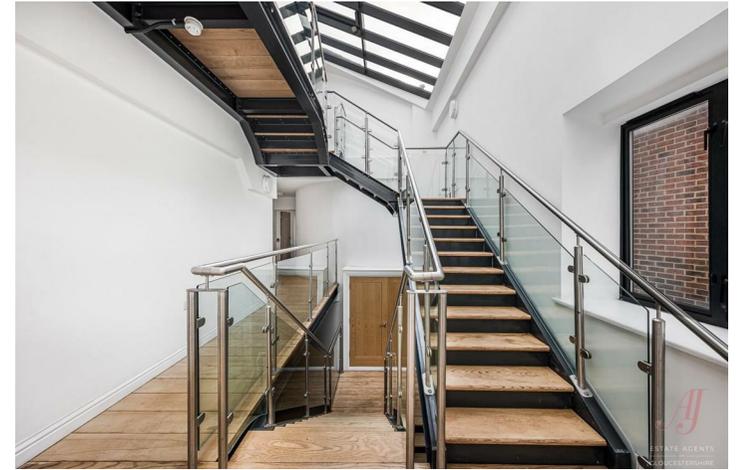
## Useful Information

**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





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## 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.

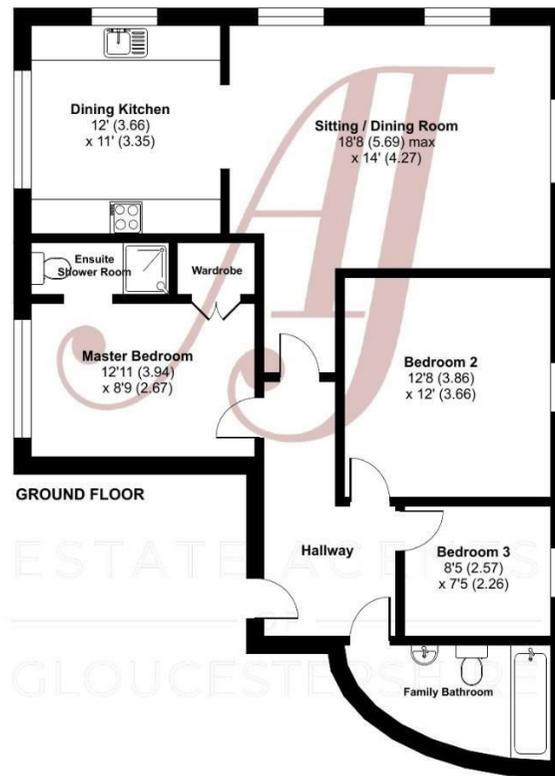
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# Home Orchard, Ebley, Stroud, GL5

Approximate Area = 989 sq ft / 91.8 sq m

For identification only - Not to scale



GROUND FLOOR

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 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>		82	82
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-53) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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