




LANG TOWN
& COUNTRY
SALES

Pyne Villa, Yonder Street, Hooe, Plymouth, Devon, PL9 9RB


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Price £725,000



Believed to date from the late 18th century, the property presents a rare opportunity to acquire a distinctive home in an exceptional waterside location. Internally, the accommodation is both welcoming and practical. On the ground floor an entrance hall leads through to a warm and inviting open-plan living space comprising a lounge, kitchen and dining area. This sociable space is centred around a charming stone fireplace and enjoys direct access out to the garden. The modern kitchen is fitted with a range of wall and base units along with integrated appliances, while a separate utility room provides additional storage and practicality. A downstairs shower room offers added convenience, particularly after returning from watersports or time spent on the water.

The first-floor hosts four bedrooms, two of which enjoy direct access onto a balcony that spans the full width of the rear of the property. This elevated vantage point provides a wonderful space to enjoy a morning coffee or take in spectacular sunsets across the lake. The bedrooms are served by a contemporary four-piece family bathroom.

Externally, the property benefits from allocated parking for two vehicles arranged in tandem and there is a further parking space for a small car next to the house. The garden truly speaks for itself, occupying a prime position directly on the water's edge. Designed for both relaxation and enjoyment of the setting, it features patio seating areas and a low-maintenance lawn bordered by attractive mature shrubs and planting. From here there is direct access to a private pontoon, ideal for boating enthusiasts or those who simply wish to make the most of this remarkable waterfront location.

A viewing is essential to fully appreciate the character, history and exceptional lifestyle opportunity this beautiful waterside home has to offer.

Hoe is one of Plymouth's oldest waterside communities, originally established as a small fishing and boating village. Today it remains rich in character while benefiting from modern amenities including a local convenience store, a well-regarded school, a traditional public house and regular transport links. The nearby waterfront areas of Turnchapel and Mount Batten are only a short walk away and provide beautiful coastal walks as well as straightforward access into Plymouth City Centre.

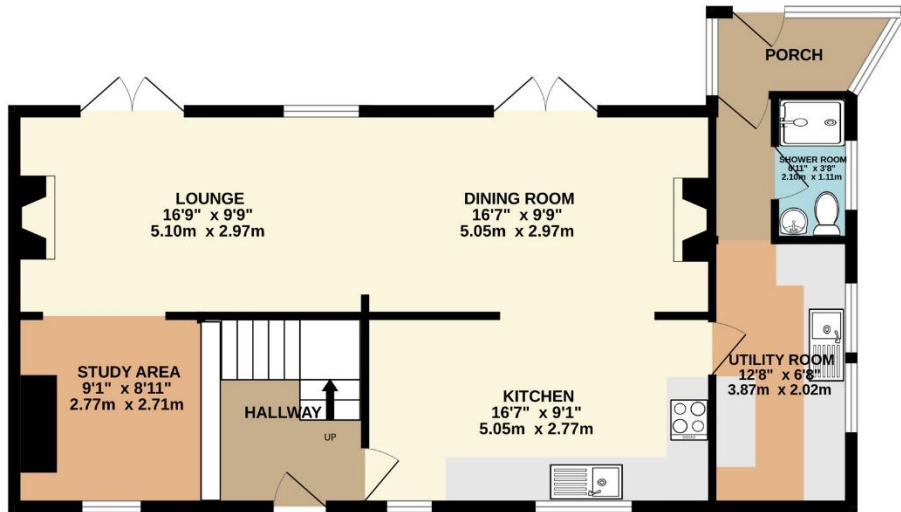


To view this property call Lang Town & Country Estate Agents on **01752 456000**.

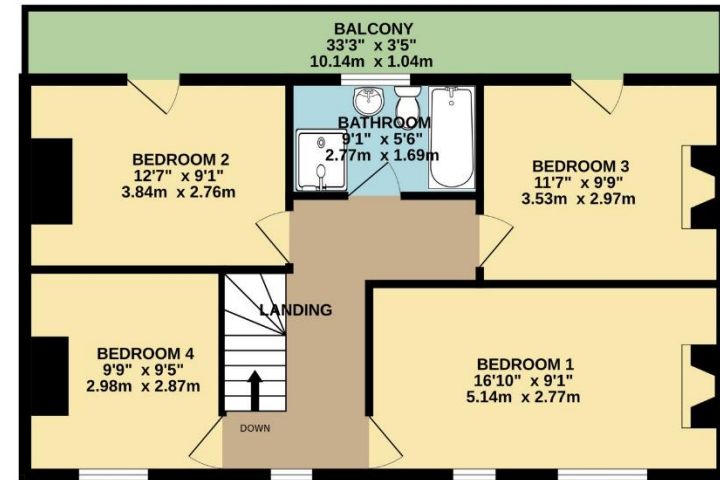
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GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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