




LANG TOWN
& COUNTRY
SALES

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


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Price £675,000



Pyne Villa; A Rare Waterside Home with Private Pontoon. Set directly on the water's edge in the historic waterside village of Hooe, Pyne Villa is a distinctive detached home dating from circa the late 18th century, offering a truly exceptional lifestyle opportunity. Combining character, space and an enviable waterside position, the property benefits from its own private pontoon and direct access to the tidal lake, with the wider waters of Plymouth Sound and the South West coast beyond.

Inside, the accommodation is both welcoming and practical, with the ground floor centred around a generous open-plan living space incorporating the lounge, kitchen and dining areas. Designed to make the most of its remarkable setting, this sociable space enjoys fabulous views across the water, while doors open directly onto the garden, creating a seamless connection between the house and its waterside surroundings.

The property offers four bedrooms, with two benefiting from access to a full-length balcony. From here, the stunning views across the water can be enjoyed from the comfort of home, providing a particularly special setting to start or end the day.

Outside is where Pyne Villa truly sets itself apart. Immediately adjoining the tidal lake, the low-maintenance garden provides a private and peaceful outdoor space, with patio seating, lawn and mature planting. From the garden, you have direct access to the property's private pontoon — a rare and highly desirable feature that opens up a wealth of possibilities for those who enjoy life on the water.

For boating enthusiasts, the pontoon provides access to the tidal lake and onwards towards Plymouth Sound and the South West coast, while for younger members of the family it offers endless opportunities for simple seaside pleasures, from crabbing and exploring the water's edge to enjoying summer days by the lake.

Hooe is one of Plymouth's oldest waterside communities, originally established as a small fishing and boating village, and today retains much of its distinctive character and charm. The village benefits from a range of everyday amenities, including a convenience store, well-regarded school, traditional public house and regular transport links. The nearby communities of Turnchapel and Mount Batten provide further opportunities for coastal walks, waterside recreation and access to Plymouth Sound.

Plymouth city centre is readily accessible by bus, ferry or car, while the A38 provides a straightforward connection to the wider Southwest.

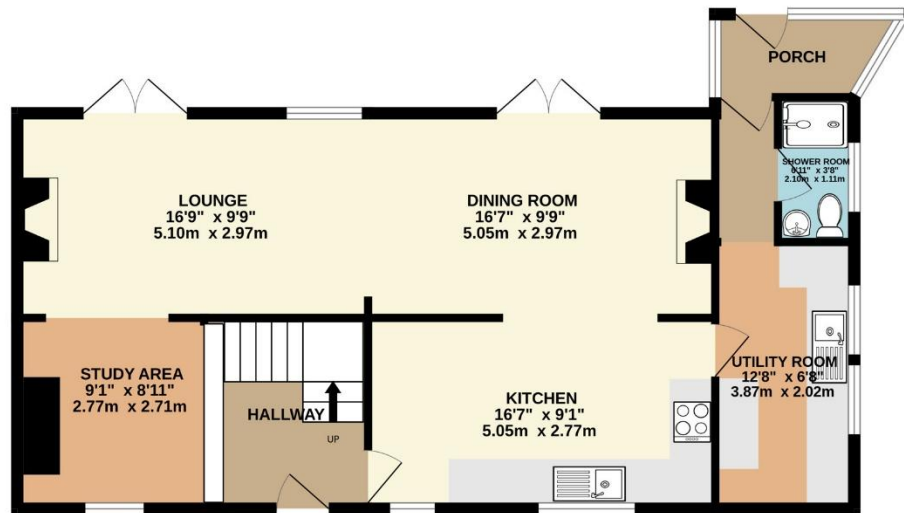
Pyne Villa represents a rare opportunity to acquire a characterful detached home in an exceptional waterside setting, complete with its own private pontoon and direct access to the water — a property where the lifestyle and location are every bit as special as the home itself.



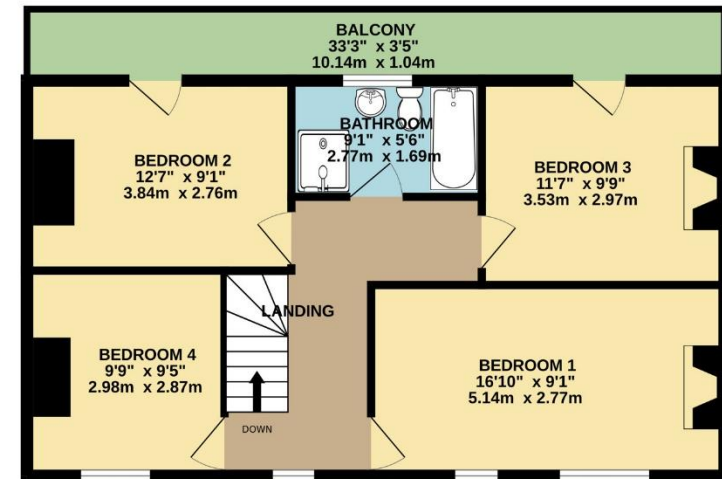
To view this property call Lang Town & Country Estate Agents on **01752 456000**.



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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