

CLOVER COTTAGE

HOOE LAKE



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Clover Cottage | 5 Yonder Street | Hooe Lake | Devon | PL9 9RB

A beautifully restored, Grade II-listed waterside retreat, steeped in history and offering an idyllic setting right on the edge of Hooe Lake in Devon. Built around 1690, the stone cottage exudes quintessential cottage charm and character, with stunning views of the lake and a private waterside garden and pontoon. Nestled directly on the shore of Hooe Lake, a tidal area rich in wildlife and perfect for paddleboarding and kayaking easily accessed by the property's private 10-meter pontoon located at the end of the cottage garden. The lake is privately owned but accessible to the public, and it's designated as a County Wildlife Site. With origins dating back to 1690, the cottage retains many period features, including an inglenook fireplace, wood burner, and whitewashed stone walls. It offers a wonderful blend of history and comfort. The cosy sitting room with a wood burner leads to the kitchen/diner, creating a spacious and inviting area to relax and unwind. The window seat in the sitting room is the perfect spot to enjoy the ever-changing views across the lake or curl up with a book. A peaceful back garden with views across the lake offers a private sun-soaked terrace, while the enclosed waterside gardens are perfect for dining al fresco, enjoying a drink, or simply watching the boats glide by on the water. The property enjoys two bedrooms and a family bathroom. There is plenty of parking both a space in front of the garden and next to the property which has enough room for the addition of a garage (subject to planning permissions).

A 30-minute stroll along the South Coast Path will take you to Mount Batten ferry, offering direct access to Plymouth's historic Barbican district. Here you'll find attractions such as the National Maritime Museum, Plymouth Gin Distillery, and Hoe Park, alongside various pubs, restaurants, and galleries. Located on the South west Coastal Path, Clover Cottage offers easy access to breathtaking views. The South Devon Area of Outstanding Natural Beauty is nearby, providing even more opportunities for outdoor adventures.

Clover Cottage offers the perfect balance of seclusion and convenience and perfect for those seeking a blend of coastal charm and country comfort.

Hooe is a charming and picturesque suburb of Plymstock, nestled within the vibrant city of Plymouth, Devon. With its delightful mix of countryside beauty and easy access to urban amenities, Hooe is the ideal base for exploring South west Devon. Hooe is well-equipped with a local store, a welcoming pub and a children's play area. A short distance away, Elburton offers additional amenities, including a variety of eateries, and even a commercial driving range for golf enthusiasts. The marine city of Plymouth boasts more extensive shopping options and facilities.

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green Parsonage Road, Newton Ferrers, Devon,

PL8 1AT



Property Details

Services: Mains water, electricity gas and drainage. Gas fired central heating.
EPC Rating: Current: D - 59, Potential: B - 89, Rating: D
Council Tax: Business Rated
Tenure: Freehold
Authority: Plymouth City Council, Ballard Road, West Hoe Road, Plymouth, PL1 3BJ, Tel: 01752 668000

Key Features

- Charming Grade II Listed Cottage
- Private 10 Meter Pontoon
- Retaining Many Period Features
- Beautifully Presented Throughout
- 2 Bedrooms
- Private Waterside Front Garden
- Secluded Sunny Rear Terrace
- Private Parking

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Starting point , Yealmpton, Head west on Fore Street (A379) towards Elburton , at the roundabout next to The Elburton Inn, take the 1st exit onto Springfield Road, Keep left to continue on Underlane, slight left onto Radford Park Road, continue onto Hooe Road , go over 2 roundabouts , turn right onto Lake Road, turn right onto Hexton Hill Road, turn left onto Yonder Street and arrive at Clover Cottage .

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311

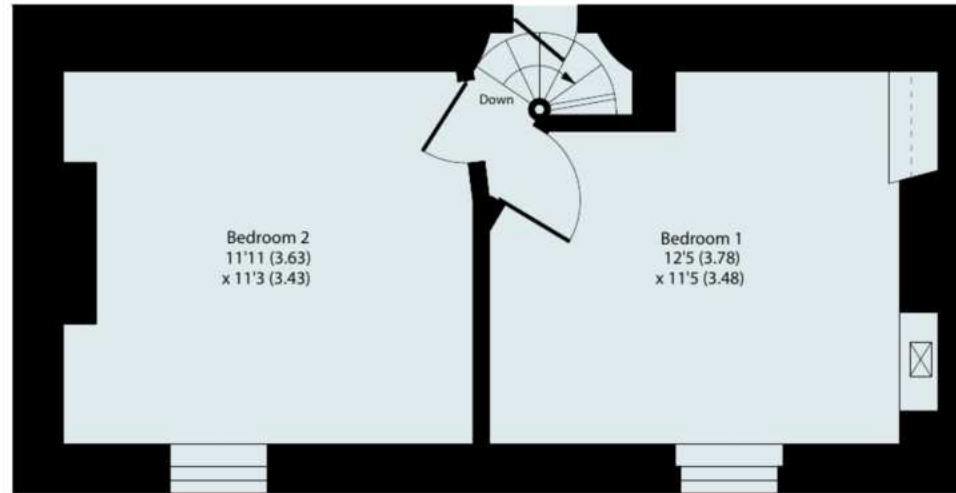


Floor Plans

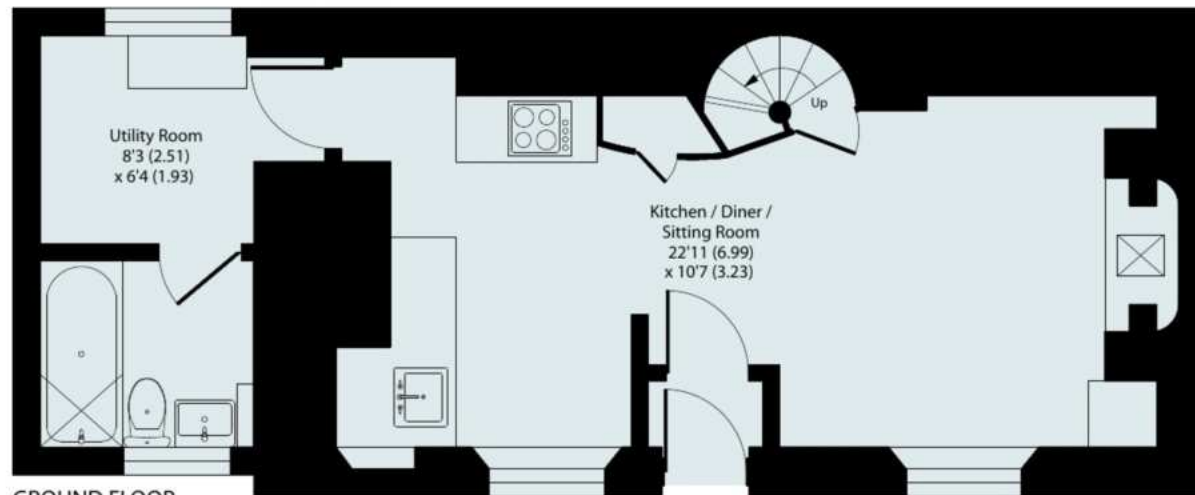


Approximate Area = 691 sq ft / 64.1 sq m
 Limited Use Area(s) = 3 sq ft / 0.2 sq m
 Total = 694 sq ft / 64.3 sq m
 For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Marchand Petit Ltd. REF: 1219710

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