Huni
PADSTOW HARBOUR
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ESTATE AGENTS

- *Elevated Harbourside Position with Stunning far Reaching Views Across the Camel Estuary*
- *Beautifully Designed Two Double Bedroom Apartment*
- *Two Luxury En-Suite Shower Rooms*
- *Stylish Open Plan Living Space for Relaxed Coastal Living*
- *Contemporary Integrated Kitchen with Breakfast Bar*
- *Sympathetic Blend of Original Heritage & Modern Design*
- *Located on the Vibrant Quayside of Picturesque Padstow*
- *Perfect Holiday Home or Investment Opportunity*

An exceptional and beautifully curated contemporary apartment, Huni is a striking two double-bedroom residence set in an enviable elevated position, commanding uninterrupted views across Padstow's picturesque harbour.

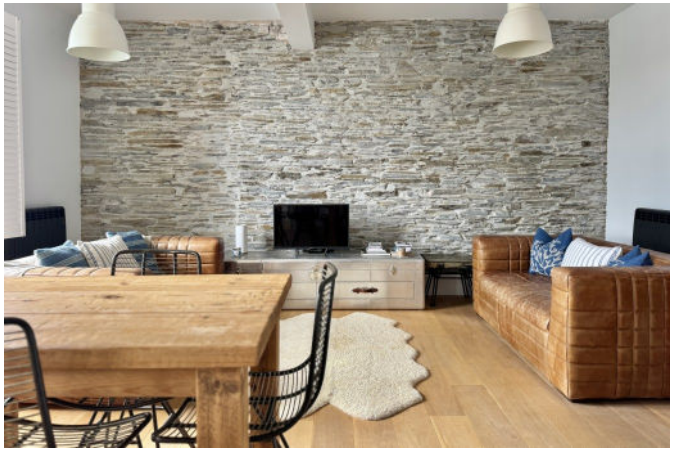
Occupying one of the town's most coveted locations, this impressive home perfectly balances refined modern living with its quintessential coastal surroundings. The interiors have been thoughtfully designed, with elegant, high-quality finishes and a sophisticated palette that subtly reflects the character and charm of the harbour setting. Engineered board flooring runs throughout the apartment, adding warmth, cohesion and a sense of understated luxury.

The far-reaching views are a defining feature, extending across the Camel Estuary and out towards the surrounding coastline—an ever-changing backdrop of boats, water and sky.

Both double bedrooms are generously proportioned and impeccably presented, each benefitting from built-in wardrobes and luxurious en-suite shower rooms, finished to an excellent standard. The principal bedroom further enjoys direct access to a private, low-maintenance terrace to the rear—an ideal retreat for quiet relaxation.

Huni, Padstow, PL28 8AF

£595,000 guide



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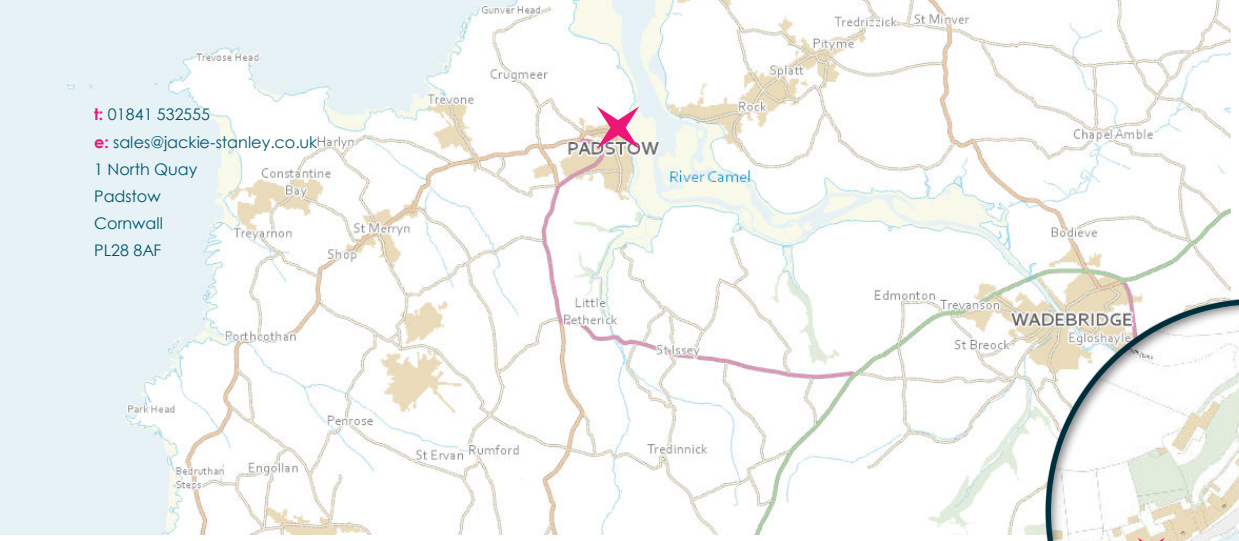


"Huni represents a rare opportunity to acquire a refined coastal home in one of Cornwall's most desirable harbour towns—perfect as a main residence, luxurious second home or investment"

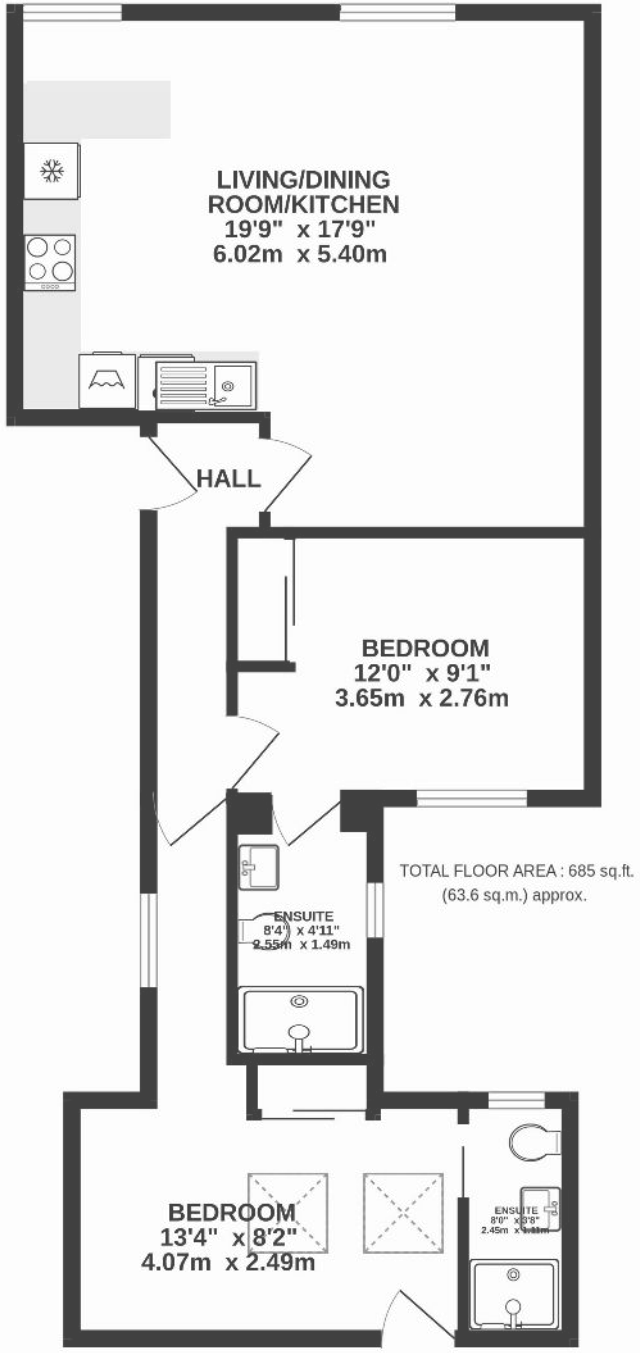
The heart of the home is the stunning open-plan living space, designed for both comfort and entertaining. The contemporary kitchen features a sleek range of fully integrated cabinetry, complemented by oak block work surfaces and a stylish breakfast bar. This space flows effortlessly into a generous dining and seating area, perfectly positioned to take full advantage of the captivating harbour views. A striking exposed stone feature wall within the living area provides a subtle nod to the building's original character, beautifully contrasting with the apartment's contemporary finish.

Offered with a long lease of 999 years, with approximately 991 years remaining, the property provides both security and peace of mind. The current service charge is £1,148.50 per annum, with a ground rent of £250 per annum. Services to the property include mains electricity, water and drainage. EPC rated D. Council Tax Band B. Ofcom suggest ultrafast broadband availability. Ofcom suggest 5G mobile connectivity is available.

The historic harbour town of Padstow sits proudly on Cornwall's dramatic North Coast, renowned for its timeless fishing heritage, picturesque streets and thriving culinary scene. The town is home to an enviable collection of cafés, bars and award-winning restaurants, including Paul Ainsworth's Michelin-starred No.6, the stylish seafood bar Prawn on the Lawn, and Rick Stein's world-famous Seafood Restaurant.

Surrounded by an Area of Outstanding Natural Beauty, Padstow is perfectly positioned for lovers of the outdoors. Within just a few miles lie some of Cornwall's most celebrated sandy beaches, ideal for sailing, surfing and family days out, while Trevose Golf & Country Club offers a championship links course with breathtaking sea views. Padstow is also well connected. The nearest mainline railway station at Bodmin Parkway (approx. 20 miles) provides direct links to London, while Newquay Airport (approx. 14 miles) offers domestic and international flights.

To find Huni, drive towards Padstow on the A389. Follow the road around the outskirts of the town turning right before the fire station on the on the right hand side. Follow the road down to harbour passing the main carpark. As you access the main harbour area you will see a shop call Slickers and Jam Industries on the opposite side of the Harbour, Huni is located on the second floor of this building. The postcode for satellite navigation is PL28 8AF. What3words: gurgled.december.signed.



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