



**Padstow, Cornwall, PL28 8DN**

**Offers Over: £1,250,000**

## Property Description:

Newly built to exceptionally high specifications, this striking contemporary detached residence enjoys a commanding, elevated position with uninterrupted views across the Camel Estuary, the iconic iron bridge and beyond. Thoughtfully designed to maximise both space and scenery, the property offers the very best of modern Padstow living, just a short walk from the charming harbour, boutique shops, vibrant cafés and renowned restaurants.

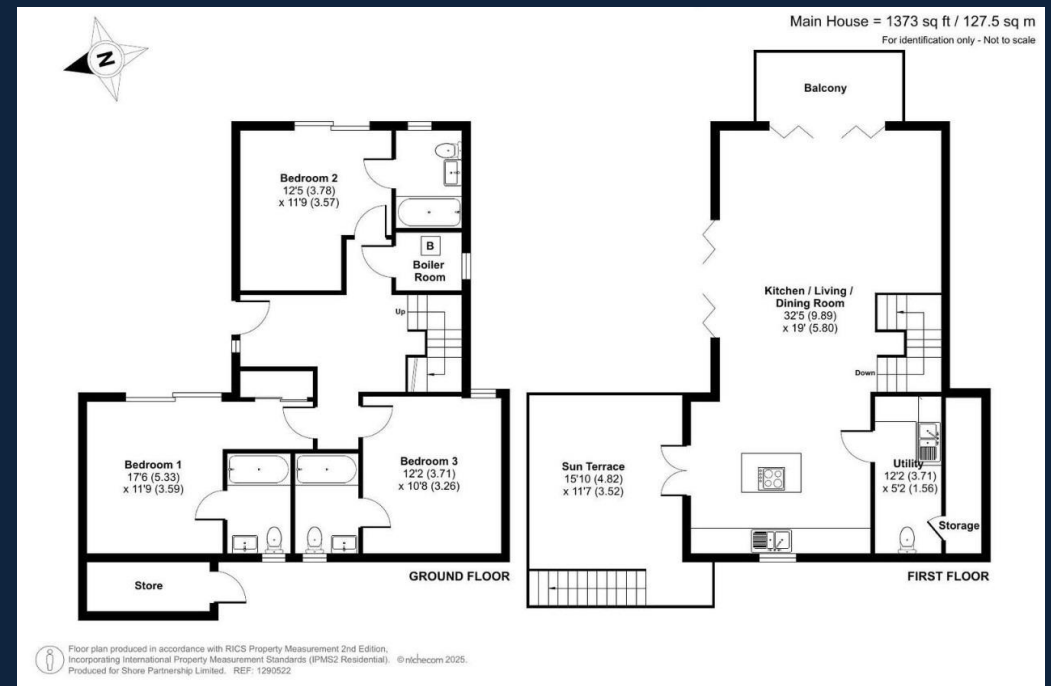
The heart of the home is a stunning open-plan living area, flooded with natural light and seamlessly connected to a spacious sun terrace and balcony—perfect for entertaining or simply soaking in the ever-changing coastal landscape. The contemporary kitchen features quartz worktops, a central island with breakfast bar, and integrated Siemens appliances, while a separate utility room and cloakroom/WC add practicality to the sleek design.

Attention to detail and quality craftsmanship are evident throughout, with premium finishes including herringbone engineered oak flooring, fully tiled bathrooms, and hardwood doors. An oak staircase with glazed balustrade leads to three generous double bedrooms on the ground floor, each with luxurious en suite shower or bathrooms. Two bedrooms open directly onto the outside terrace via patio doors, and one includes stylish fitted wardrobes.

Externally, the property offers a dedicated parking area at the front, an area of lawn to the side ideal for landscaping or garden design, and multiple outdoor entertaining spaces. A private terrace is accessible from the kitchen and leads via an external staircase to a further balcony from the main living space. Additional features include an outdoor hot and cold shower and external storage.

Rated 'A' for energy efficiency and served by mains gas, electricity, water and drainage, the home benefits from gas-fired central heating and underfloor heating on the ground level. This is an exceptional opportunity to own a brand new, energy-efficient coastal home in one of Cornwall's most desirable locations.

**EPC: A**





OPEN PLAN LIVING



KITCHEN



BEDROOM



EN - SUITE



ENTRANCE HALLWAY



BEDROOM



EN - SUITE





