



Tyddyn Cierw
St. Asaph | Denbighshire



Tyddyn Cierw

Henllan Road, St. Asaph
Denbighshire, LL17 0BS

An exceptionally well-equipped equestrian property and fully modernised family home, set in approx. 20 acres of land.

- A well presented 4-bedroom family home which has been fully modernised
- GF: spacious reception/sunroom, office, kitchen/open plan living room, dining room, utility, W/C, front reception porch
- FF: landing, spacious master bedroom, family bathroom, separate W/C, two further spacious double bedrooms with storage, a single bedroom
- Gated tarmac driveway, additional annex currently utilised for equestrian storage
- Superb equestrian facilities including 20m x 40m indoor school, American barn stabling, further range of stabling
- Well maintained pasture and paddocks with some amenity woodland
- In all set in just under 20 acres

Distances in approximate miles:
Trefant 1m | St Asaph 2.6m | Denbigh 3m
Abergele 11m | Conwy 23m
Chester 27 miles | Wrexham 27m

Location

Tyddyn Cierw is located only a short distance from the village of Trefant, surrounded by picturesque countryside.



The area is renowned for its far-reaching views and its exceptional landscape. The village of Trefant boasts a village pub, village hall, church and school. The property is conveniently placed between the market towns of St. Asaph and Denbigh, both of which offer a comprehensive range of facilities and amenities.

In terms of transport links, the property is located only a short drive from the A55 expressway, linking North Wales and ideally placed between Chester and Conwy. There are good railway links in Abergele, Rhyl and Prestatyn, all of which link the north of Wales to Chester and beyond.

On the educational front, there is a primary school located in Trefant, whilst St. Asaph and Denbigh have a number of highly regarded private and state schools.

There are several golf courses locally and sports facilities at the local towns as well as an array of local attractions including walking, dining and outdoor pursuits.

The area is a haven for equestrians a regional network of competition venues and endless exploring to be done throughout the Vale of Clwyd.

Description

Tyddyn Cierw is accessed via a private gated driveway with lawns, sweeping around to further parking space by the house. The property is a rare combination of perfect family living space and a rural setting with superb equestrian facilities which are ideally suitable for both amateur and professional users or for commercial use. The extensive land, amenity woodlands and buildings make it a highly desirable package.





The ground floor consists of a large entrance sunroom which benefits from bi-folding doors and sitting area, a boot room/utility room, a conveniently positioned office, a beautifully appointed bespoke kitchen with integrated appliances, oil fired Rayburn and an open plan drawing/living room with a gas stove, a front reception hall, downstairs W/C, front porch, a spacious dining room. The first floor has a spacious master bedroom, with triple aspect windows, a family bathroom, a separate family upstairs W/C, two further spacious bedrooms with inbuilt wardrobe storage and a further single bedroom with inbuilt storage.

The agent notes that this property is finished to a very high standard throughout with a modern feel. There is plenty of space and storage, whilst feeling light and airy throughout.

Outside

Adjacent to the property is an annex building with basic living facilities consisting of a kitchenette, shower and W/C, an open plan living area and a mezzanine bedroom above. This building is currently utilised for storage.



Continuing along the walled driveway, the property leads to a range of useful buildings including the first concrete stable building with high quality internal stabling consisting of five stables, a wash area/feed area.

Beyond this building, the drive leads via the main track through mature native woodland to the pastureland, a second access to the road via a gate, and then to the main equestrian facilities which includes a high-quality steel portal frame American-barn stable building, 9 internal stables within, washing-off area, and a feed/tack room.

There is an additional secure metal-container type tack storage facility adjacent to this building. Within close proximity is the indoor riding school, measuring 20m x 40m with a high-quality silica sand and Flexiride surface, with open sides providing excellent ventilation. The property benefits from a well-maintained Claydon 5 horse walker.

The property is ring fenced as one parcel and the land consists of mature, well-maintained pasture and some excellent amenity woodland. This would equally suit a small-holding enthusiast.

To the north-east of the property there is a rarely used public footpath that follows the track to the boundary.

Services

Mains water and electricity
Oil fired central heating
Private drainage

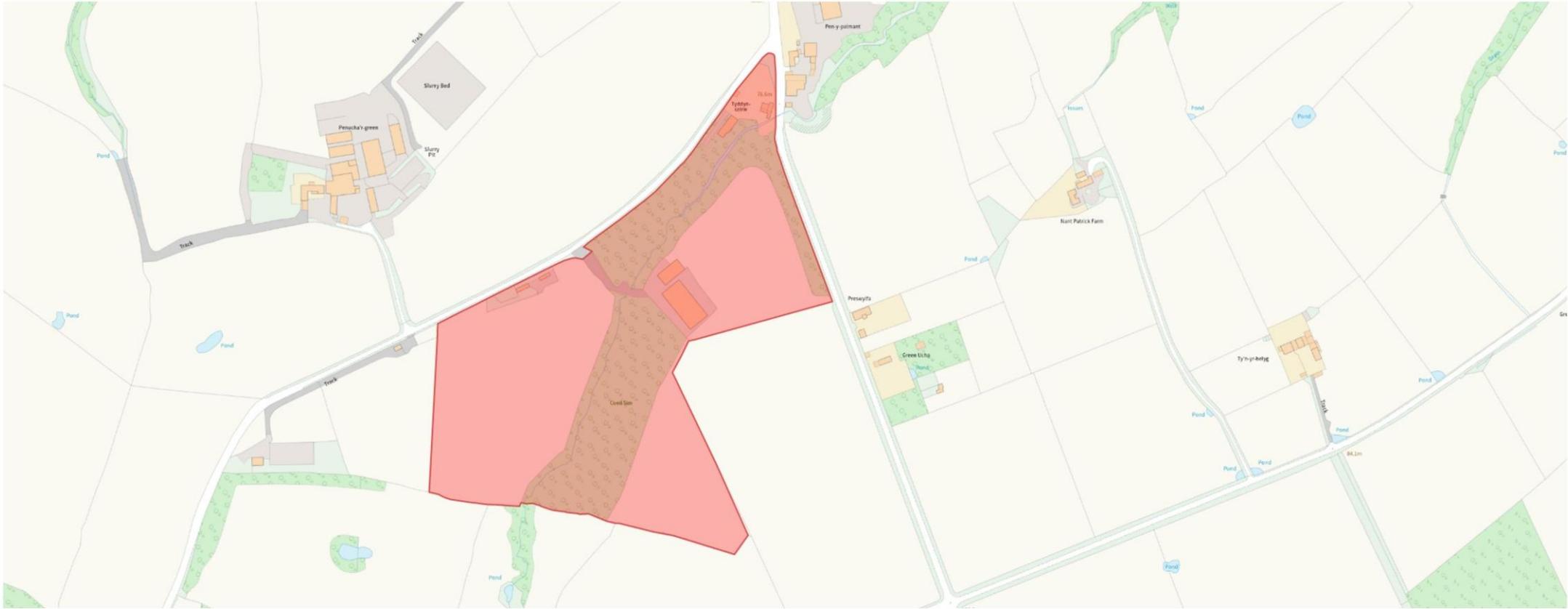
Directions

From the A55 Expressway, take Junction 27 to St Asaph. Continue South on Lower Denbigh Road B5381 for 2.7 miles. The property will be found with a gated driveway at the junction.

Viewing

Strictly by prior appointment with the agents Jackson Property on 01743 709249.





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100 m
Scale 1:5000 (at A4)



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