



## Tyddyn Cierw Moore Manor Estate Henllan Road, St. Asaph, LL17 0BS

**£1,250,000**

 4  2  3  D

**EPC - D61**

**Council Tax Band - G    Tenure - Freehold**



# SUMMARY

A well-equipped equestrian property and a fully modernised family home, set in approx 20 acres of land, Tyddyn Cierw is nestled just a short distance from the village of Trefnant with rural surroundings. Trefnant itself offers a range of local amenities, including a school, pub, a village hall, and a church. The property is well-positioned between the market towns of St.

Asaph and Denbigh, both of which provide many services and facilities.

For travel convenience, the property is located just a short drive from the A55 expressway, which provides easy access to both North Wales and the routes linking Chester and Conwy.





## Description

Tyddyn Cierw is reached via a private gated driveway, surrounded by manicured lawns that lead to additional parking near the house. This property offers a unique blend of an ideal family living space and a tranquil rural setting, complemented by exceptional equestrian facilities suited for both amateur and professional riders or potential commercial use.

The ground floor features a spacious entrance sunroom with bi-folding doors and a comfortable sitting area, a boot room/utility room, a conveniently located living room, and a beautifully designed bespoke kitchen equipped with integrated appliances and an oil-fired Rayburn. Additionally, there is an open-plan drawing/living room with a gas stove, a front reception hall, a downstairs W/C, a front porch, and a generously sized dining room that can also serve as a bedroom.

The first floor comprises a generous master bedroom with triple-aspect windows, a family bathroom, a separate upstairs W/C, two additional spacious bedrooms with built-in wardrobe storage, and a single bedroom also featuring built-in storage.

Next to the property is an annex building offering basic living facilities, including a kitchenette, a shower and W/C, and an open-plan living area with an upstairs mezzanine bedroom.

Continuing along the walled driveway, there is a concrete stable block with internal stabling. This facility features five stables along with a wash and feed area.

Porch

Hallway

Sitting Room

13'5" x 14'9" (4.10 x 4.50)

Dining Room/Bedroom

15'1" x 11'9" (4.60 x 3.60)

Kitchen

13'5" x 14'9" (4.10 x 4.50)

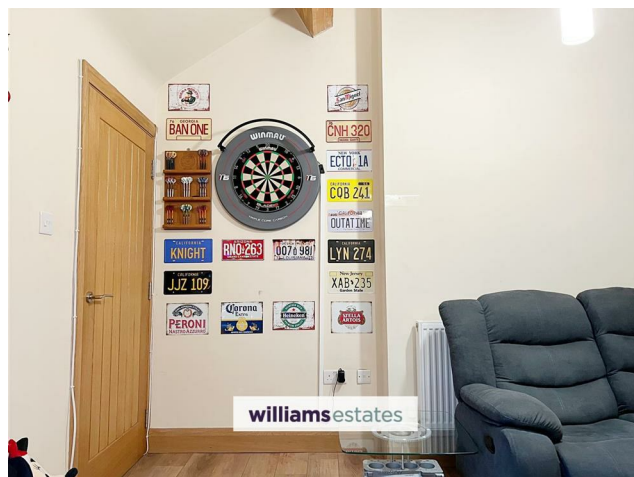
Sun Room

9'10" x 16'8" (3.00 x 5.10)

Utility Room

Living Room

16'0" x 14'5" (4.90 x 4.40)





Bedroom One  
15'1" x 11'9" (4.60 x 3.60 )

En-Suite

Bedroom Two  
13'1" x 9'2" (4.00 x 2.80 )

Bedroom Three  
13'1" x 7'10" (4.01 x 2.40 )

Bedroom Four  
10'5" x 6'10" (3.20 x 2.10 )

Bathroom

Living Room (Annexe)  
14'1" x 10'5" (4.30 x 3.20 )

Kitchen (Annexe)  
7'6" x 5'10" (2.30 x 1.80 )

Shower Room (Annexe)

Bedroom (Annexe)

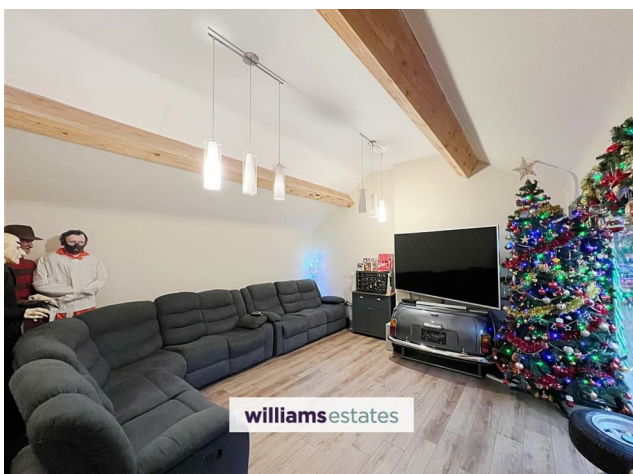
Outside

Adjacent to the main residence, there is a self-contained annex offering basic living facilities, including a kitchenette, shower room with W/C, and an open-plan living area with a mezzanine-level bedroom. Although currently used for storage, the annex presents excellent potential for ancillary accommodation or a home office.

Continuing along the walled driveway, the property opens out to a series of practical outbuildings. The first is a well-constructed concrete stable block, featuring five high-quality internal stables along with a dedicated wash and feed area.

Beyond this point, the main track winds through mature native woodland, eventually leading to the pastureland and a secondary road access via a gated entrance. This route also connects directly to the primary equestrian facilities, which include an impressive American barn-style stable building constructed with a steel portal frame. Inside, there are 11 well-appointed internal stables, a convenient washing-off bay, and a combined feed/tack room. Adjacent to the barn is a secure metal container used for additional tack and equipment storage.

Nearby, the indoor riding arena measures approximately 20x40m and features a high-quality silica sand and Flexiride surface. Its open-sided design ensures excellent airflow and ventilation. Also on site is a well-maintained Claydon five-horse walker, ideal for regular exercise and conditioning.



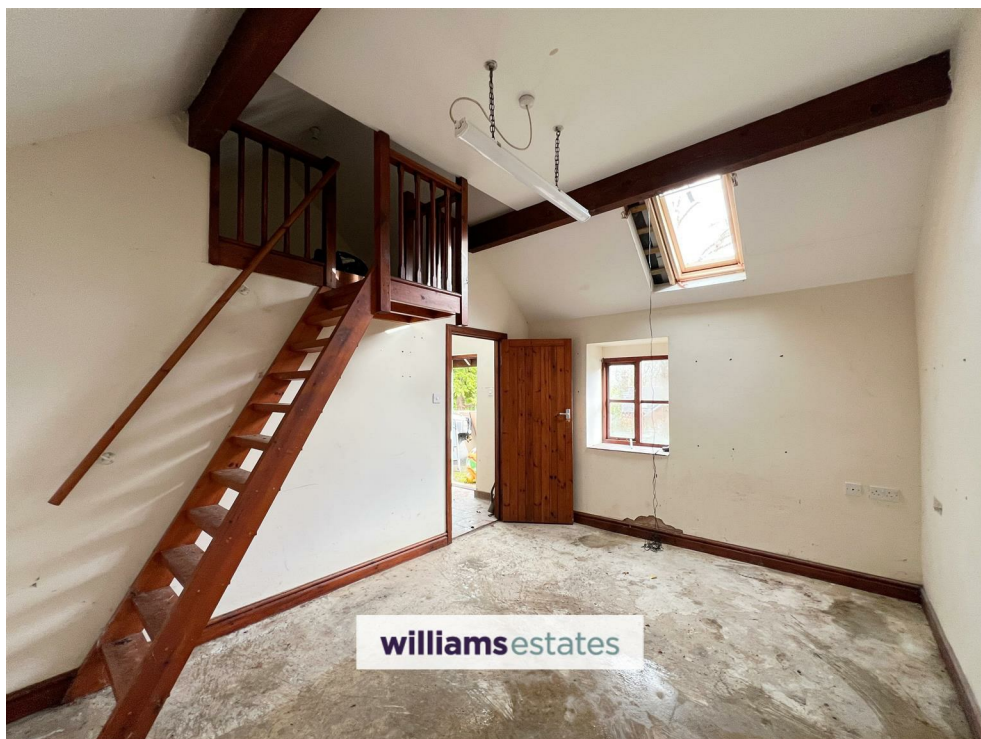


The entire property is ring-fenced and comprises a single parcel of land, combining established, well-maintained pasture with attractive amenity woodland —offering versatility for equestrian use or those with smallholding ambitions.

To the north-east, a seldom-used public footpath gently traces the track along the boundary of the property, providing occasional access without compromising privacy or security.















**Ground Floor**  
Floor area 107.4 m<sup>2</sup> (1,156 sq.ft.)



**First Floor**  
Floor area 62.2 m<sup>2</sup> (670 sq.ft.)



**Annex Ground Floor**  
Floor area 21.9 m<sup>2</sup> (236 sq.ft.)



**Annex First Floor**  
Floor area 14.1 m<sup>2</sup> (152 sq.ft.)

**TOTAL: 205.6 m<sup>2</sup> (2,213 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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