



## Trewithan Wood

### Cornwall

A charming, accessible woodland of a manageable size with plenty of level clearings for overnight camping.

#### Details

**Price:** £59,000 Freehold

**Location:** Pipers Pool, Near Launceston, Cornwall

**Size:** About 2 ½ acres for sale

**OS Landranger:** OS No 201

**Grid ref:** SX 251 845

**Nearest post code:** PL15 8QG

#### Local manager

**Stuart Brooking**

07801 789215

[stuart@woodlands.co.uk](mailto:stuart@woodlands.co.uk)



## Description

Trewithan Wood is situated in North Cornwall within easy reach of both the mysterious Bodmin Moor and the stunning beaches of the north Cornish coast.

Formed by planting and then natural regeneration in the early 1990's, the trees are a mix of native broadleaved species.

Set at the top of a small valley around 180 metres above sea level and surrounded by farmland, the woodland gently slopes to the west so is well drained. On sunny days the woodland is bathed in dappled light as golden rays cascade on sun kissed leaves creating a magical atmosphere.

There are plenty of open level clearings that are perfect for occasional overnight stays with family and friends or for setting up a green woodworking space.

The purchaser will be able to experience and enjoy the calm and peaceful nature of the woodland which is set in the upper reaches of a quiet valley.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Trees

There are a mix of planted and naturally regenerated trees that have grown well since planting in around 1990. Species include birch, oak, sweet chestnut, willow, sycamore and beech.

The purchaser could thin out some of the more dense areas of trees with a thinning license from the Forestry Commission which could provide a sustainable supply of firewood or timber for small scale forestry projects such as wood tuning or bird box making.

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### Wildlife

The vibrant local bird population fills the woodland with their various calls including those of the great tit, blue tit, jay, wren and tawny owls.

Dusk brings a different vibe, no less exhilarating as badgers snuffle over the ground looking for earthworms or beetles, foxes prowl and bats flit along pathways on the hunt for moths and other insects.

If you are quiet you may be rewarded with a sighting of one of the many [roe deer](#) that share this natural environment.

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### Features

Running along the northern boundary and also going north to south within the centre of the woodland are historic hedge banks. These old boundary banks are shown on the 1890 Ordnance Survey maps.

There is parking within the woodland and a larger shared parking area to the north west of Trewithan Wood.

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### Access, tracks and footpaths

Access is from the well-made private track off the A395, which is for the exclusive use of the woodland owners and for the occupants of Westdownend Farm.

A good access within the woodland via a stoned forestry track leads to the western side of the woodland and to the shared parking area.

There are no public rights of way through the woodland.

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### Rights and covenants

Such is the importance of this natural environment that it carries a special local authority Tree Preservation Order designation which is aimed at ensuring its continued existence as an important area of woodland. This does not prevent woodland management, rather it encourages best practice woodland management with advice from the local Forestry Commission representative or Local Authority Tree Officer readily available.

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### Activities

Trewithan Wood can be enjoyed by all generations for small scale forestry projects and wildlife enjoyment thanks to excellent access and topography. A 'forestry store' could be installed to keep any useful tools in to help with woodland management and enjoyment.

Alternatively if you are looking for a peaceful retreat then Trewithan Wood also fits the bill as a relaxing natural space that is good for the soul and wellbeing where [forest bathing](#), woodland yoga and meditation could be practiced in a natural setting.

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### Local area and history

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Having once formed part of the Tregeare Estate, the surrounding area of Trewithan Wood is steeped in history. An earthworks at nearby Tregearedown Beacon dates back to the Iron Age. There are records of Tregeare as a surname in this area as far back as 1284 formed from the Cornish word for dwelling (tre) and fort, or castle town (caer).

Nearby Tregeare House was built in the late 1700s by Joseph Baron, a family that had lived in the nearby village of Egloskerry (Cornish for 'Church of Keri'). This village was once given away by the first Norman King of England, William the Conqueror, to his half brother Robert Moreton, the Earl of Cornwall.

The woodland takes its name from the Cornish word 'gwedh' meaning among the trees which is very apt at describing the relaxing feeling of spending time at Trewithan Wood.

Trewithan Wood is well located with easy access to the stunning north Cornish coast with the surfing beaches of Crackington Haven and Widemouth within a half hour drive. The coastal town of Bude has 2 magnificent beaches. The fishing port of Boscastle is another great place to visit and here you can also visit the [Museum of Witchcraft and Magic](#).

*Particulars and plans were prepared by our local manager, Stuart Brooking.*

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### How to find this woodland

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You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

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### Directions

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- Leave the A30 at the Kennards House Junction signposted to the A395/Wadebridge/Camelford/A39.
- Join the A395 towards North Cornwall and Camelford/Wadebridge.
- Once on the A395 travelling towards Camelford, continue for around 3 miles, passing through the village of Pipers Pool.
- Shortly after you leave the village look out for a turn on your right into a wooded area by the sign for 'West Down End' where you will see a 'woodlands for sale' sign.
- Drive carefully along the access track passing 'South Lodge' and continue for around 30 metres until you see a gateway on your left with a 'woodlands for sale' sign. Park here to view the woodland.
- Climb carefully over the bank next to the gate and Trewithan Wood can be seen on your right indicated by orange marking. The entrance to the woodland is around 100 metres further down the track on the right indicated by a 'Trewithan Wood' name sign.

**Satnav/GPS note:** the postcode PL15 8QG is for the point shown by the red dot on map 3.

What3words for the entrance gate: highbrow.subjects.spaces

## Boundaries:

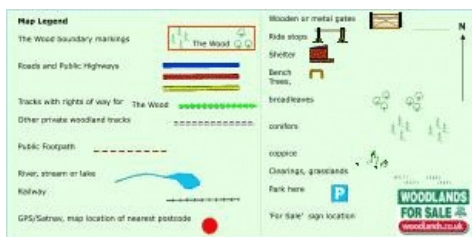
All boundaries are indicated with orange markings on posts and trees.

The northern & eastern boundaries are old hedge banks.

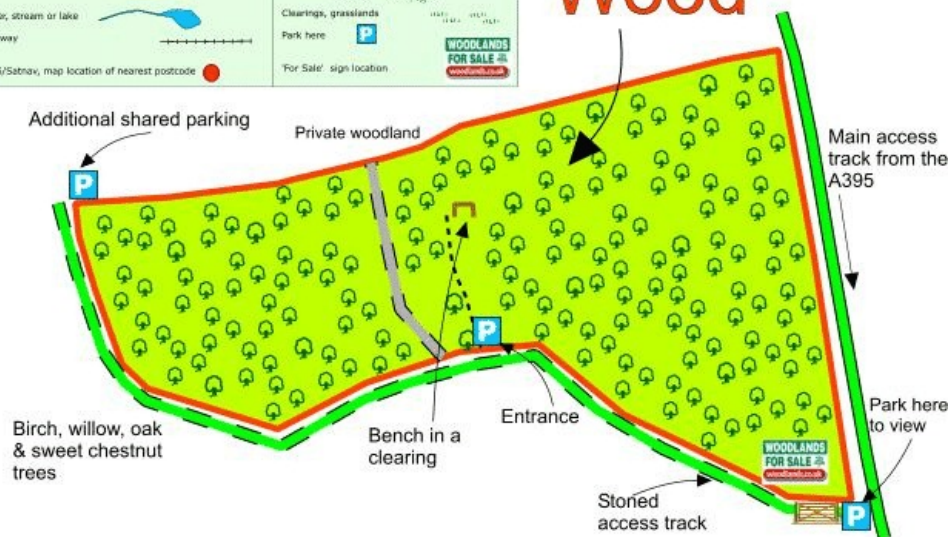
The southern & western boundaries are along the access track.







## Trewithan Wood



Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.