



Woolstone Wood Devon

Set on a prominent landscape setting within the rolling countryside of Devon.

Details

Price: £79,000 Freehold

Location: Landkey, Near Barnstaple, Devon

Size: About 4 ⅔ acres for sale

OS Landranger: OS No 180

Grid ref: SS 600 298

Nearest post code: EX32 0QJ

Local manager

Stuart Brooking

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Description

In a prominent setting around 100 metres above sea level is this varied younger woodland that is fast establishing within the local rolling Devonshire hills. Known as Woolstone Wood, a local place name thought to have derived from the Old English personal name 'Wulfrīc' and Tun, which was an old name for a fence that evolved to mean 'enclosure'.

The variety of trees allow for both a wild space to enjoy along with areas of planted conifer trees that can be thinned to make a useful timber supply.

A good stoned track allows year round enjoyment and an open grassy glade is ideally suited for overnight camping.

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.

Trees

A mosaic of tree types inhabit Woolstone Wood and provide a varied landscape and habitat. Central and to the south is a stand of Japanese larch, a deciduous conifer meaning that it sheds its needles in the winter. Larch trees give a vibrant autumnal colour to the landscape when the needles turn orange and get ready to drop.

The central, northern part of the woodland is an area of Douglas fir trees, a valuable timber resource for construction. Mixed in with these trees are native trees such as ash, hazel and rowan.

Wildlife

The woodland has many habitats including an open glade, dense shrub areas and towering trees that are ideal places for wildlife such as badgers, owls, rabbits and deer. There are also areas of moist ground that are perfect for frogs. The open grassy frontage and internal rides are favoured by an amazing array of butterflies on warmer sunny days.

Features

At the entrance is a level grassy glade which can be utilised as a pleasant camping area, on cloudless days this area is a natural sun trap.

Old boundary banks are found at the heart of Woolstone Wood - these are probably hundreds of years old. Large beech trees have grown from these banks and form an impressive row of towering trees.

Access, tracks and footpaths

Access to the woodland is via a quiet country lane that leads to the entrance gate. Once inside there is a stoned forestry track which leads all the way to the parking area and entrance of the woodland.

There are no public footpaths through the wood. At the northern edge of Woolstone Wood a private gateway leads onto an old green lane, providing opportunities for walking and cycling around the leafy lanes of this beautiful part of north Devon.

Rights and covenants

The sporting rights are in hand and included in the sale.

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.

Activities

This woodland is in an ideal area to spend a well-deserved relaxing time amongst some amazing wildlife. To perfectly capture this, you could set up some wildlife cameras. This could also be a place to have time camping with your family.

Constructing a cover or a store for tools and equipment which can also double as a wildlife hide is a fun project undertaken by many of our buyers.

Local area and history

The woodland is situated just west of the village of Swimbridge. This former manor of Devon is located 4 miles south-east of Barnstaple.

This part of Devon is a fascinating place to explore the best of the north Devon coast with beautiful surfing beaches at Croyde and Woolacombe.

The City of Exeter is just under 40 miles away. Exeter boasts a League One football team and one of the country's best rugby teams, Exeter Chiefs. The city centre has numerous restaurants of different cuisines and shops that accommodate most tastes.

Particulars and plans were prepared by our local manager, Stuart Brooking with some contributions from Theo Herbert, who also contributed some of the photos.

How to find this woodland

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.

Directions

- From Exeter follow the A377 north until you nearly reach Bishops Tawton, where at Codden Hill Cross you need to take a sharp right turn signposted towards Cobbaton and Chittlehampton.
- If you are joining the A377 from the north at Barnstaple then follow the A377 south through the village of Bishops Tawton and upon leaving the village take the left turn towards Cobbaton and Chittlehampton.
- Follow this road for about 1 mile until the crossroads by the white cottage on your left, where you turn off left, following the sign towards Hannaford.
- Stay on this road for about half a mile until you come to Hearson Cross, where you turn left signposted towards Bableigh, Hannaford & Venn.
- Stay on this road for about 500 metres, following the signs to Bableigh, Venn & Landkey and you will see the entrance gate to the woodland on your right with a 'woodlands for sale' sign on it.
- Park outside the gate and climb carefully over the gate or fence.
- Follow the track in front of you, straight on, passing a track on your right heading down through the trees, and follow round to the right and up the hill to the top area.
- Continue along the track for about 150 metres to the shared parking area where you will find Woolstone Wood on both sides of the access track with the entrance indicated by a 'Woolstone Wood' name sign on your left.
- Satnav/GPS note: the postcode EX32 0QJ is for the point shown by the red dot on the location maps number 2.

what3words for the main gate on the highway are `spend.blues.ratio` and what3words the actual wood entrance is `promoting.hotspot.saved`

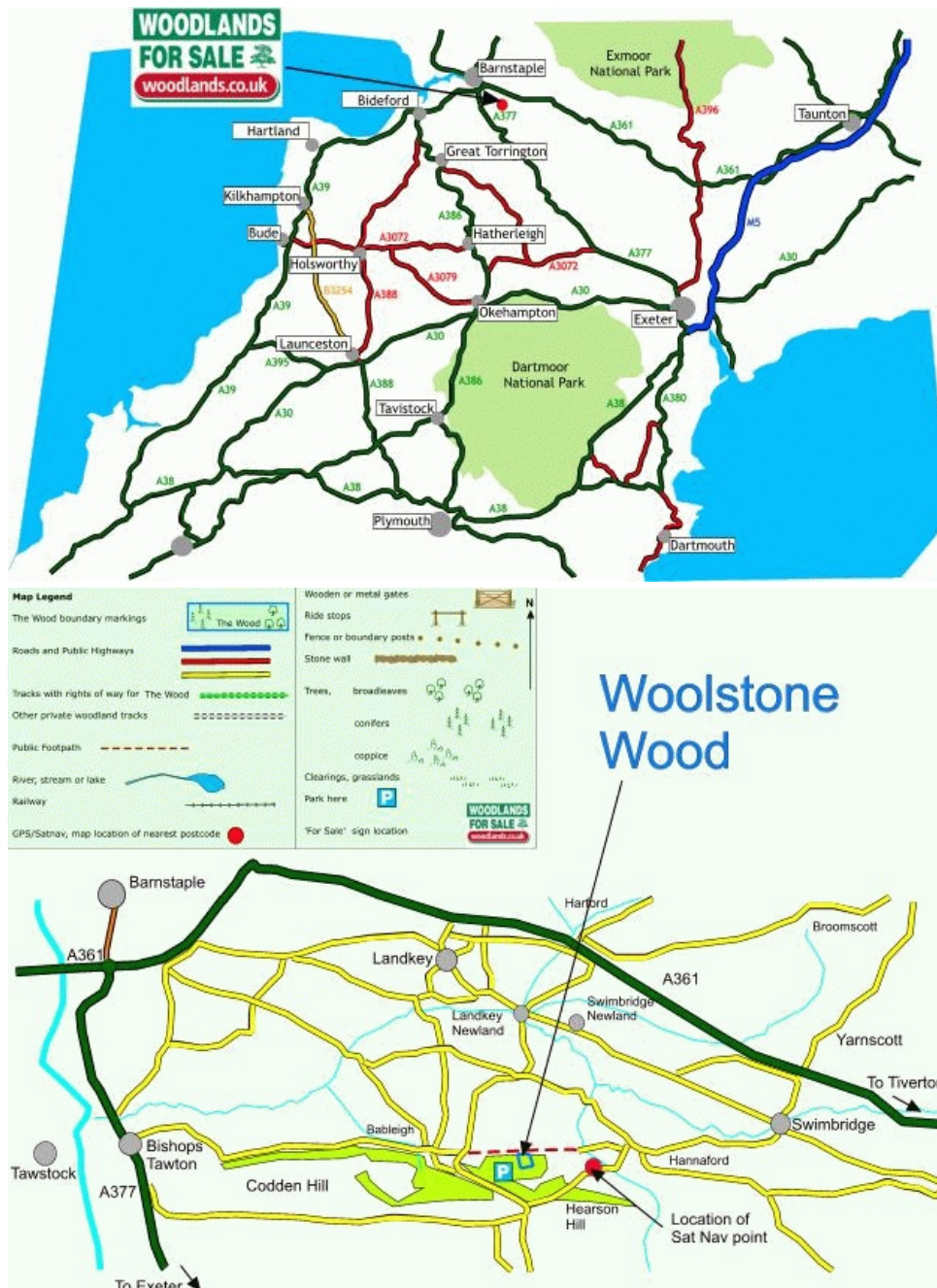
Boundaries:

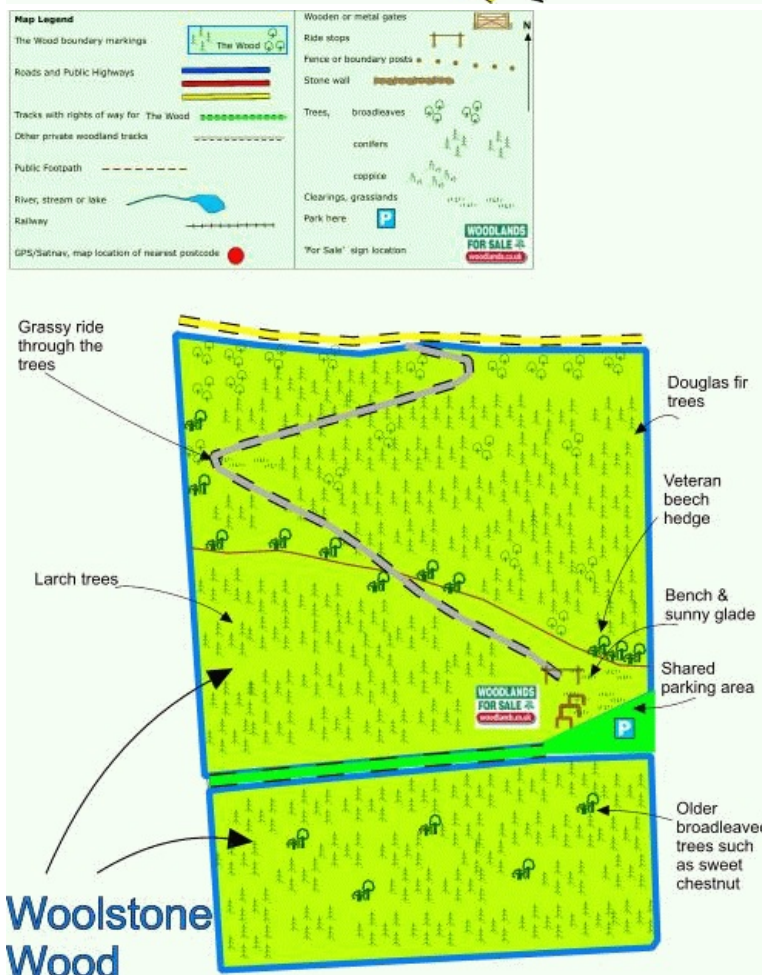
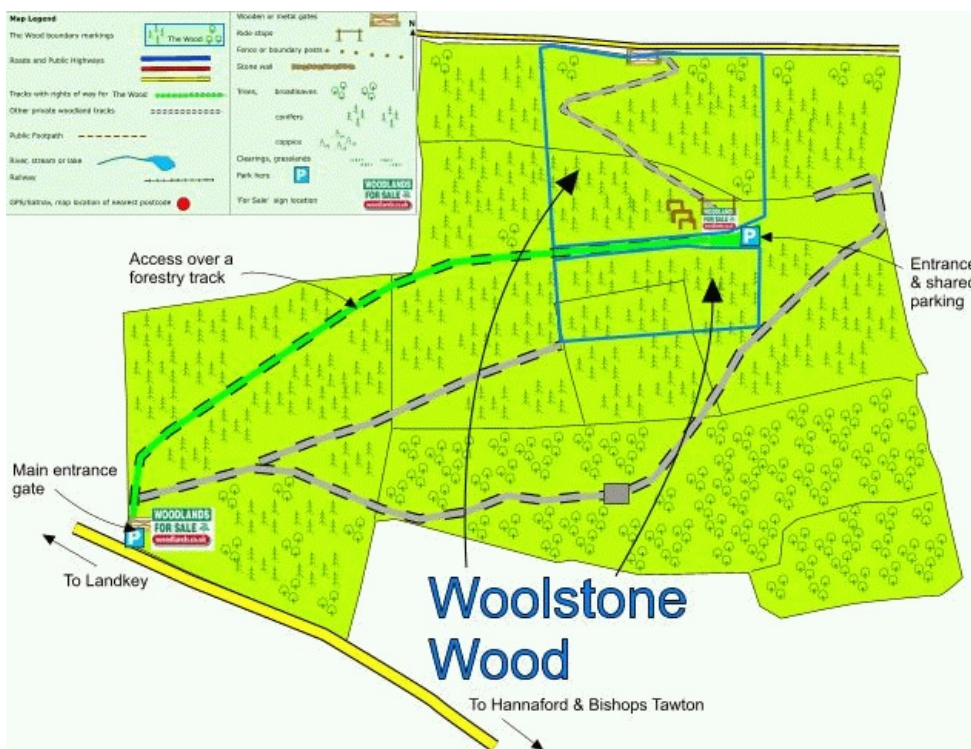
All boundaries are indicated with blue markings on posts and trees.

The northern boundary is an old bank along the edge of a green lane.

The eastern & boundaries are indicated with a line of fence posts.

The southern boundary is an old fence line within the woodland.





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.