



Kensey Wood Cornwall

Kensey Wood is an unspoilt and diverse woodland set within a peaceful location in Cornwall with the added attraction of a stream along the western boundary.

Details

Price: £49,000 Freehold

Location: Pipers Pool, Launceston, Cornwall

Size: About 2 ½ acres for sale

OS Landranger: OS No 201

Grid ref: SX 250 847

Nearest post code: PL15 8QG

Local manager

Stuart Brooking

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Description

Conveniently located with excellent links to the north Cornish coast, Kensey Wood is a perfect woodland for wildlife enjoyment and small scale woodland projects.

The mixed broadleaved trees provide a great habitat with scope for some sensitive thinning of trees providing an ongoing supply of wood for logs or green woodworking projects.

At the lower western edge of the woodland the purchaser can soak up the gentle sounds of a beautiful stream which flows north, eventually into the river Kensey.

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

The upper part of Kensey Wood is a variety of planted and natural regenerated trees that have grown well since planted around 1990. Species include birch, oak, willow, sycamore and beech.

In contrast the lower, western part of the woodland has some very impressive mature trees such as oak and beech that are well spaced with lots of open ground underneath.

Wildlife

In Spring frogs lay their spawn in shallow pools along the stream and birds flit between branches looking for places to nest and preparing lay their eggs.

It is a joy to see the local population of [red deer](#) (*Cervus elaphus*) who often frequent the woodland and surrounds.

Features

Located along the western edge is an attractive spring fed stream that flows north to the River Kensey, and then east where it joins the River Tamar to head south to the English Channel.

A rustic bench located within the central part of the woodland provides an ideal spot to sit and relax. Whilst visiting do take some time to sit here and take in the surroundings.

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.

There is good internal access within the woodland via a stoned forestry track that follows the top edge of Kensey Wood.

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 will also encourage good woodland management practice as the local Forestry Commission representative and Local Authority Tree Officer are on hand to advise on how best to achieve this.

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

Plentiful wildlife can be observed from within Kensey Wood - the centre of the woodland would be an ideal place to install a wildlife hide to enhance these experiences.

A small scale sustainable firewood resource can be achieved with the practice of [coppicing](#) the smaller trees within the upper woodland area - this is a process where suitable tree species are selected such as hazel, willow, sweet chestnut and field maple - they are cut to the base and allowed to regrow into a multi stemmed tree and then can be cut on a cycle every few years to provide a long term supply of timber for firewood or woodland crafts.

Local area and history

Having once formed part of the Tregear Estate, the surrounding area of Kensey Wood is steeped in history. An earthworks at nearby Tregear-down Beacon dates back to the Iron Age. There are records of Tregear 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).

Tregear House was built in the late 1700's 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.

Kensey 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 a must see, where you can also visit the [Museum of Witchcraft and Magic](#).

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

- Leave the A30 at the Kennards House Junction signposted to the A395/Wadebridge/Camelford/A39.
- Join the A395 towards North Cornwall and Camelford/Wadebridge.
- On the A395 travelling towards Camelford, continue for around 3 miles, passing through the village of Pipers Pool.
- Shortly after leaving the village look for a right turn 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 400 metres until a gateway on your left with a 'woodlands for sale' sign. Park here to view the woodland.
- Climb carefully over the gate. Walk along the track for around 100 metres until you see the 'Kensey Wood' name sign on your right where you can access a cut path into the woodland.

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

What3words: interrupt.awestruck.snap

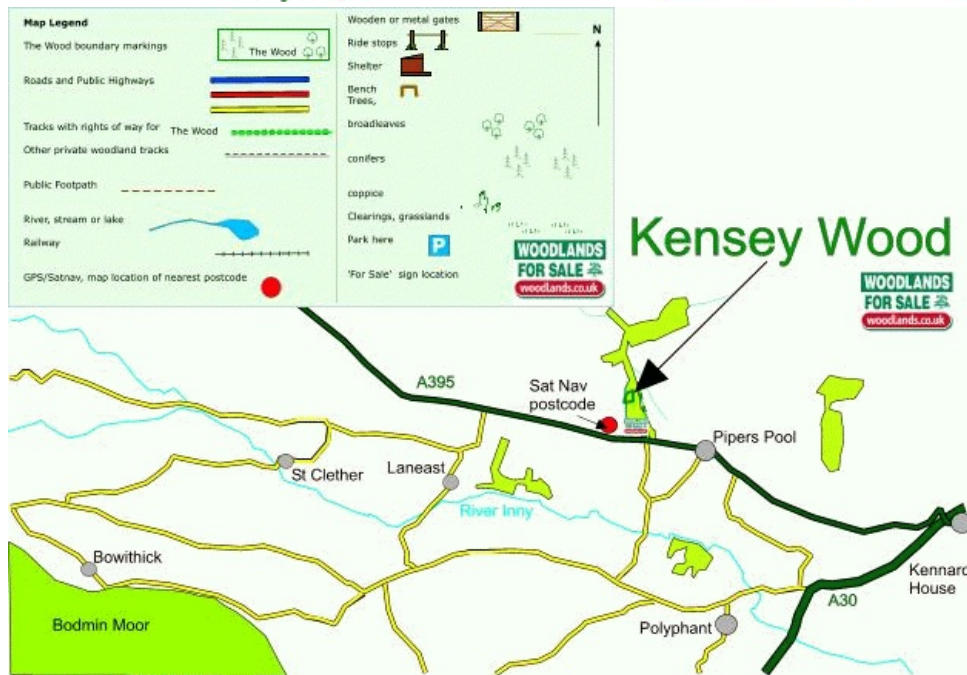
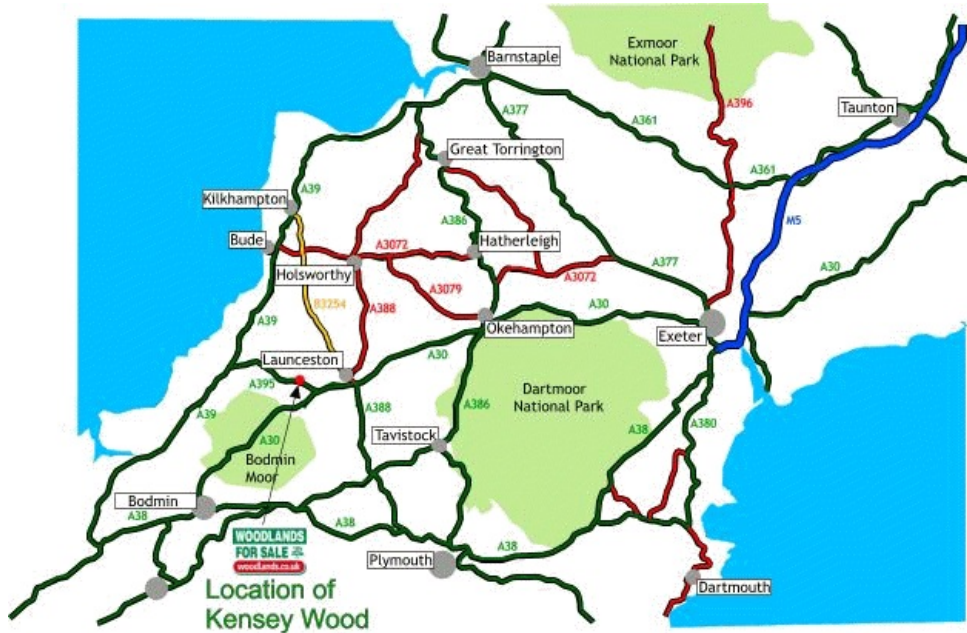
Boundaries:

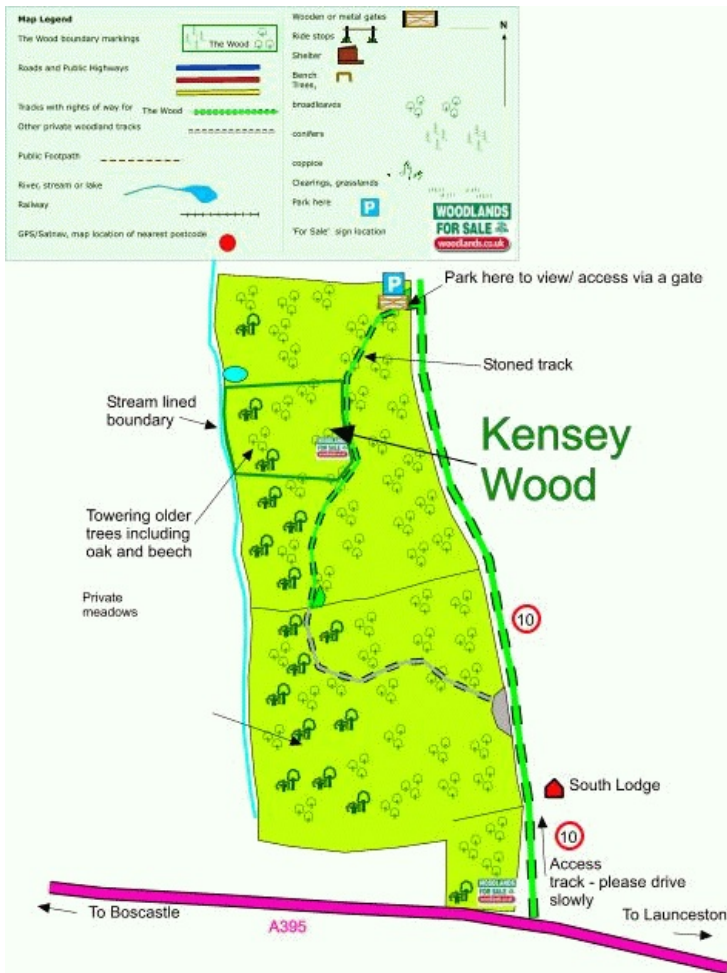
All boundaries are indicated with green markings on posts and trees.

The northern and southern boundaries are indicated by a line of fence posts.

The western boundary is a bank along the stream.

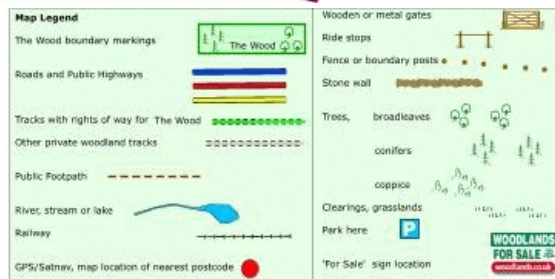
The eastern boundary is along the shared access track.





Kensey Wood

WOODLANDS FOR SALE
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Area of wet woodland habitat

Glistening stream

Well spaced mature broadleaved trees

Private woodland

Stoned access track

Entrance into the woodland

Birch, willow, oak & sweet chestnut trees

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.