



Bearscombe Wood

Devon

Set in a picturesque valley near the South Devon coast, this is a charming broadleaved woodland that includes a shepherd's style hut for overnight stays.

Details

Price: £115,000 Freehold

Location: Buckland-Tout-Saints, Kingsbridge, Devon

Size: About 5 acres for sale

OS Landranger: OS No 202

Grid ref: SX 767 458

Nearest post code: TQ7 2DR

Local manager

Stuart Brooking

07801 789215

stuart@woodlands.co.uk



Description

Bearscombe Wood is an established woodland with an open glade at the south eastern edge and benefits from a quiet position on the edge of the South Hams Area of Outstanding Natural Beauty (AONB). The area is well known for its unspoilt rural areas and attractive coastlines.

A stoned forestry track leads to the entrance of the woodland and here there is a useful 'shepherds' style hut within a clearing.

Local knowledge says that American G.I. soldiers used the woodland when preparing for the Normandy landings in the Second World War - the nearby beaches at Slapton perfectly mimicked the beaches across the channel in northern France and were used for training. Because the woodland is so special it has a tree preservation order on it and is protected by the local authority. This simply protects the woodland and does not prevent woodland management - free guidance is available from the Forestry Commission and other organisations.

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

Within Bearscombe Wood are mature sweet chestnut, beech and ash trees with a few good sized douglas fir trees scattered adding variety. At the south eastern edge there are coppiced sycamore and recently planted trees that include hazel and wild cherry.

[Sweet chestnut](#) is a great timber for traditional heritage crafts such as cleft fencing. In the past sweet chestnut sourced from this area has been sold to the National Trust for use in fencing. It also produces a crop of chestnuts, delicious and great fun cooked on a campfire.

Wildlife

Farmland and woodland surround Bearscombe Wood ensuring a peaceful area with plenty of habitat for wildlife. Numerous birds can be found in the woodland including owls, buzzards and smaller song birds such as long-tailed tits and treecreepers. Hares frequent the woodland edges and roe deer are frequent visitors.

Ground flora includes dog's mercury, primroses and bluebells whilst the fungus known as '[King Alfred's cake](#)' can be found on decaying ash trees.

Features

Included with this woodland is a towable mini shepherd's hut located within a clearing. It has the benefit of underfloor heating, lights and a double bed - a great place for occasional overnight stays. The tranquility of a woodland at night is a great experience, with only the occasional hoot of a tawny owl to break the silence.

Access, tracks and footpaths

Access to Bearscombe Wood is via a stoned forestry track which is mostly stoned. This track can be used by a 4x4 all year round and in the drier months for most vehicles. The entrance to the woodland has a space to park on a level area.

There are no public footpaths through the wood and is surrounded by other areas of privately owned land.

Rights and covenants

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

An excellent environment for family enjoyment with enough space to explore, build dens and camp out under the stars. A supply of the durable sweet chestnut timber can be coppiced (meaning that it can be cut and will regrow again to give a small sustainable supply of wood) and used for a variety of uses.

Many a glorious spring and summer day could be spent here having barbeques or using it as a base for trips to nearby beaches such as Bantham or Beesands.

Local area and history

Bearscombe Wood is well placed for exploring this local rugged landscape. Nearby, the ancient market town of Kingsbridge lies between Plymouth, to the west, Torbay to the east and Dartmoor to the north and is situated within the [South Devon Area of Outstanding Natural Beauty](#). Near to the south Devon coast and sailing venues - such as [Salcombe](#) and the beautiful Burgh Island with the surfing beach of Bantham just around the corner.

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 Totnes take the A381 towards Kingsbridge.
- Continue on this road for around 10 miles passing through 'The Mounts' and take the left turn at Sandy Lane End Cross sign posted towards Goveton and Buckland-Tout-Saints Hotel.
- Continue on this road for 1.5 miles (pass Hill Cross) until you reach Blackridge Cross.
- Go straight on at this crossroads signposted towards Charleton. After half a mile turn left at the T-junction at Crimps Cross.
- At the next T-Junction turn left, drive on past Bearscombe Farm and after around 1 mile turn left at Narrowmoor Cross, signposted Malston Mill.
- Follow the road down the hill and shortly after Mill Cottage, and before the entrance to Malston Mill farm turn right onto a stone track.
- Continue up the track until the first gateway. Go through the gateway, closing the gate behind you.
- Continue to follow the stone track up the hill to the next gate with a 'Woodlands for sale' sign on it. Continue through this gate, closing it behind you and park in the parking area to your left.
- Continue by foot carefully climbing over the post and rail fence and take the right hand track up the hill. Continue past a timber forestry building, which is on your right.
- The entrance to Bearscombe Wood is about 300 metres down this track on the right hand side indicated by a ride stop with the 'Bearscombe Wood' name sign and a small woodlands for sale sign on it.
- Opposite this entrance is also part of Bearscombe Wood and if you continue down the track there are 2 tracks on the left giving access to the other, lower parts of the woodland.
- From Kingsbridge take the A381 towards Totnes and turn right at Sandy Lane End Cross and follow the directions as above.
- Satnav/GPS note: the postcode TQ7 2DR is for the point shown by the red dot on the location map.

Boundaries:

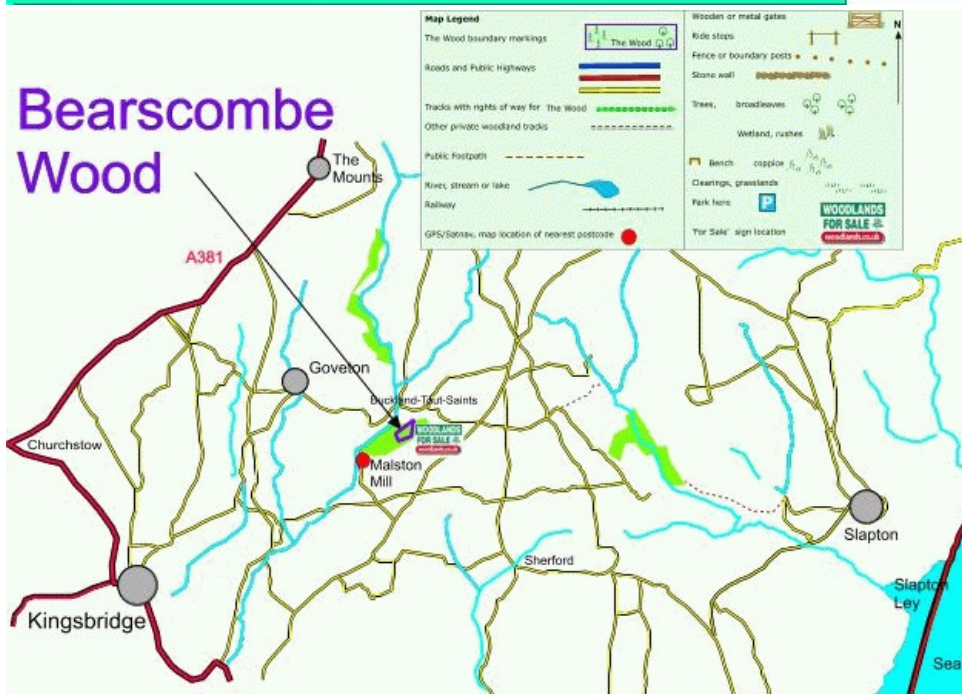
All boundaries are indicated with purple markings on posts and trees.

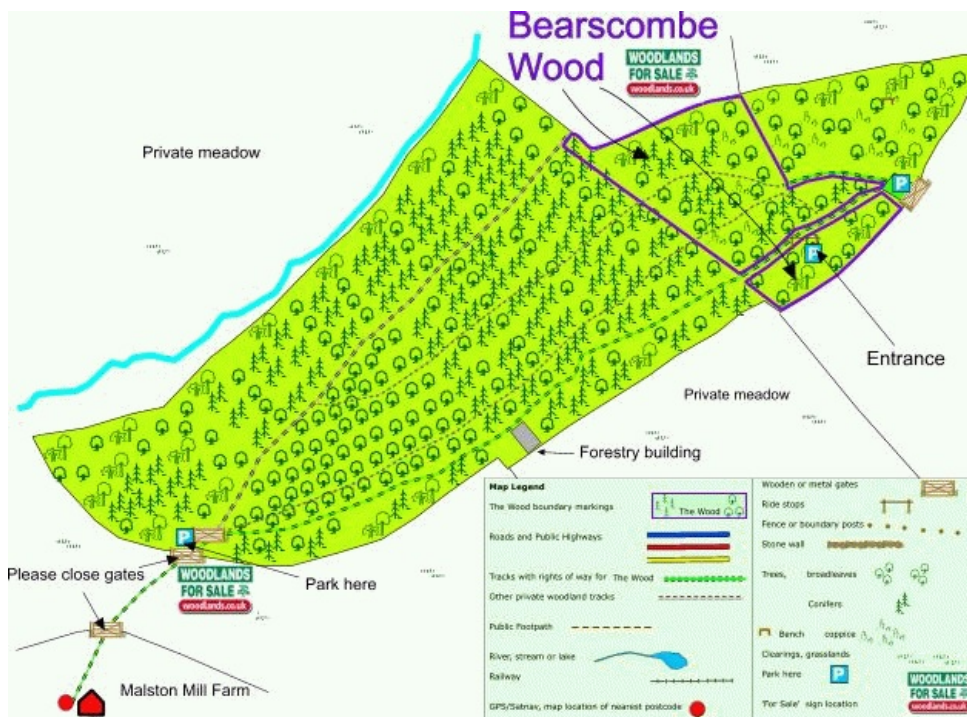
The northern boundary is along the edge of a field.

The eastern bounday is along an old bank, the edge of a track and the shared parking/ turning area.

The southern boundary is an old hedge bank along the edge of a field.

The western boundary is a line of fence posts.





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.