



Cilcoid Wood Cornwall

A well-proportioned and easily manageable woodland, offering excellent access and favourable topography. It presents an ideal opportunity for those looking to embark on woodland ownership, all set within a delightful rural setting and within easy reach of the North Cornwall coast.

Details

Price: £55,000 Freehold

Location: Pipers Pool, Near Launceston, Cornwall

Size: Just under 2 ½ acres for sale

OS Landranger: OS No 201

Grid ref: SX 251 844

Nearest post code: PL15 8QG

Local manager

Stuart Brooking

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Description

Cilcoid Wood is situated in North Cornwall, within easy reach of both the wild and evocative Bodmin Moor and the stunning beaches of the North Cornish coast.

Established through planting and natural regeneration in the early 1990s, the woodland comprises a mix of native broadleaved species, complemented by some larger, more established trees along the southern boundary.

Set at the head of a small valley at approximately 180 metres above sea level and surrounded by open farmland, the woodland gently slopes to the west, providing natural drainage and a varied landscape.

A number of open, level clearings are scattered throughout, offering ideal spots for occasional overnight stays with family and friends, or for creating a peaceful green woodworking space within this tranquil setting.

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 woodland comprises a mix of planted and naturally regenerated trees, which have established well since their initial planting in around 1990. Species include birch, oak, sweet chestnut, willow, sycamore, and beech, with an impressive row of mature beech trees forming a striking feature along the southern boundary.

Subject to the appropriate consent, selective thinning of the denser areas could be undertaken with a licence from the Forestry Commission. This would not only enhance the overall structure of the woodland but could also provide a sustainable source of firewood or timber for small-scale projects such as woodturning or the crafting of bird boxes.

Wildlife

It is a delight to encounter the local population of Red Deer, which are frequently seen within the woodland and its surrounding landscape. A variety of other wildlife also inhabits the area, including badgers, foxes, and a diverse range of bird species, all contributing to the rich and vibrant natural environment.

Features

There are a number of impressive specimen beech trees along the southern boundary of the woodland, likely to be between 80 and 100 years old, forming a striking and mature feature within the landscape.

A network of open tracks provides excellent access both to and throughout the woodland, enhancing its usability and ease of enjoyment.

Access, tracks and footpaths

Access is taken from a well-maintained private track off the A395, which is reserved for the use of woodland owners and the occupants of Westdownend Farm.

Within the woodland, a stoned forestry track provides good internal access, leading to the western boundary and parking area.

Importantly, there are no public rights of way crossing the woodland, ensuring a high degree of privacy and tranquillity.

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

Cilcoid Wood offers enjoyment for all generations, with its excellent access and favourable topography providing opportunities for small-scale forestry projects and wildlife observation. A forestry store could be installed to safely house tools for woodland management, while the open clearings also allow for occasional overnight stays under the stars, creating memorable outdoor experiences.

Local area and history

Having once formed part of the Tregear Estate, the surrounding area of Cilcoid 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).

Nearby Tregear 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 'coid' meaning the wood and 'cil' or 'kil' meaning retreat which is very apt at describing the relaxing feeling of spending time at Cilcoid Wood.

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Cilcoid 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.

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.
- 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 Cilcoid Wood can be seen on your left indicated by purple markings. The entrance to the woodland is around 20 metres down the first track on the left indicated by a 'Cilcoid 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

What3words for the woodland entrance: hope.yappy.sleepers

Boundaries:

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

The northern boundary is along the shared access track.

The eastern boundary is along a forestry track.

The southern boundary is an old tree lined wood bank.

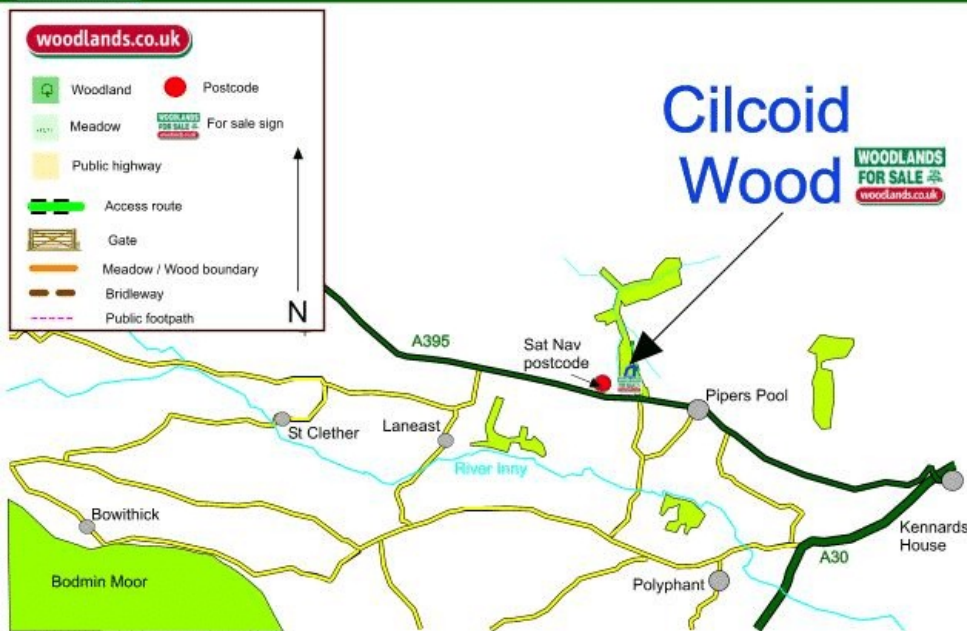
The western boundary is along the edge of an internal forestry track.

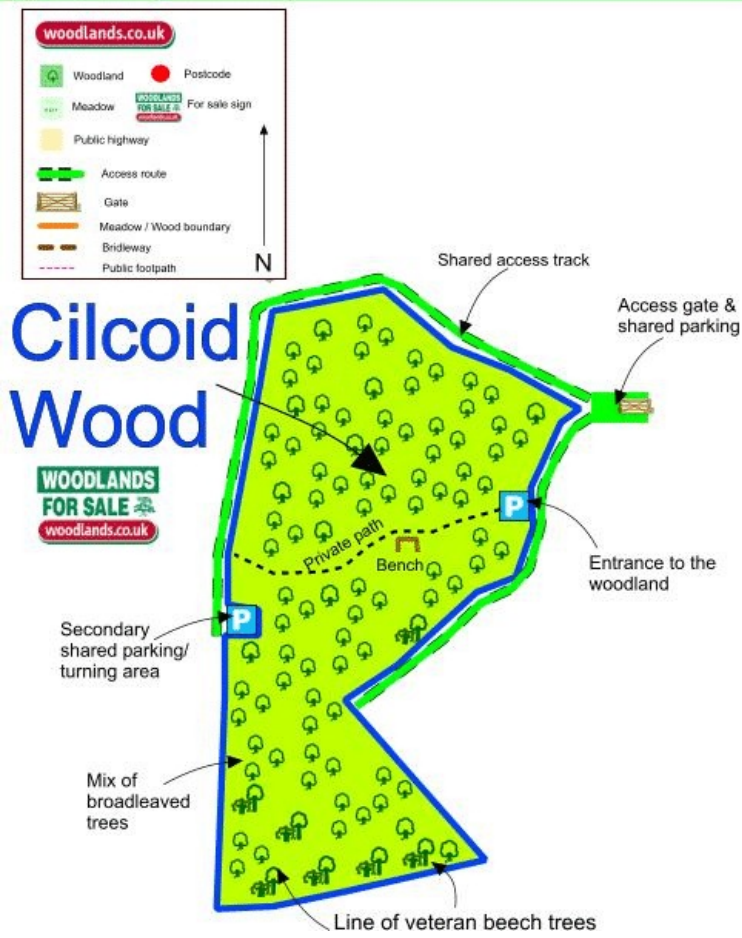
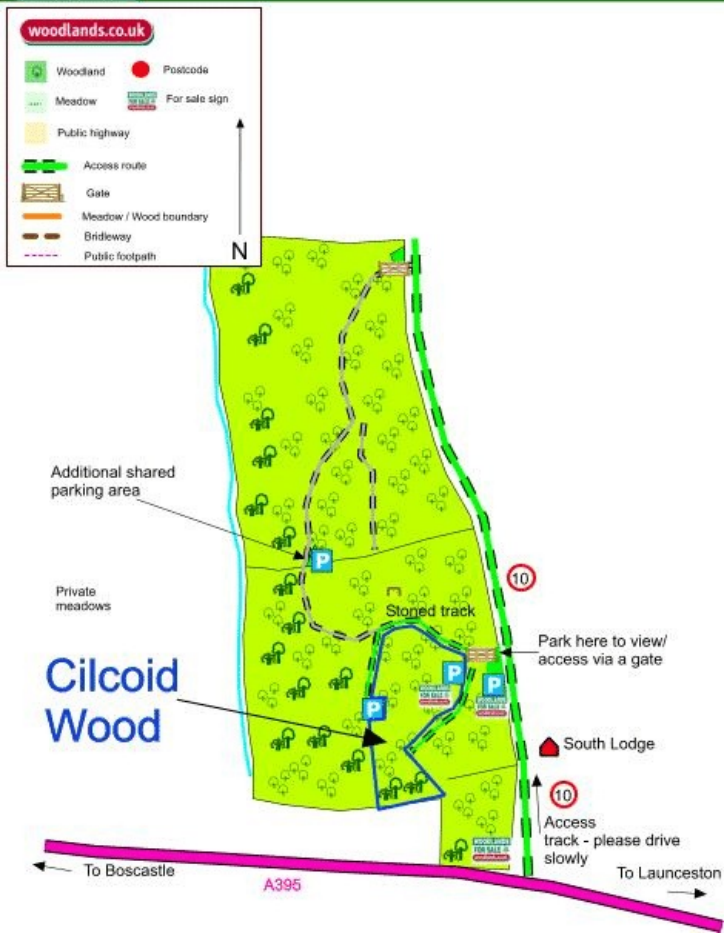
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Cilcoid Wood location

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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.