# Coozwara Wood

## Cornwall

Coozwara Wood, from the Cornish word 'watha' meaning higher wood', is an accessible woodland with numerous impressive trees and a natural spring area set within 20 minutes of the north Cornwall coast.

### Details

**Price:** £49,000 Freehold
**Location:** Pipers Pool, Near Launceston, Cornwall
**Size:** Nearly 2 acres for sale
**OS Landranger:** OS No 201
**Grid ref:** SX 251 844
**Nearest post code:** PL15 8QG

### Local manager

**Stuart Brooking**
07801 789215
stuart@woodlands.co.uk

## Description

Coozwara Wood is beautifully positioned near the upper reaches of a shallow valley in North Cornwall, approximately 200 metres above sea level. The woodland is predominantly composed of well-spaced mature trees, creating a tranquil and established natural setting. In addition, there is an area of younger woodland, with trees planted in the early 1990s and now around 35 years old, adding further diversity to the landscape.

Despite its peaceful and secluded feel, the woodland enjoys an excellent location. The stunning North Cornwall coastline can be reached within around 20 minutes, while the historic market town of Launceston is also just a short drive away, offering convenient access to local amenities.

Coozwara Wood is surrounded by countryside and abundant wildlife, providing a true sense of immersion in nature. The woodland also benefits from excellent access and is within easy reach of the A30, making it both accessible and private.

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 features an impressive canopy of well-spaced mature trees, predominantly beech, complemented by a variety of other species including oak, sweet chestnut and ash. Together they create a striking and established woodland environment.

Beneath the canopy, the understory supports a diverse mix of smaller trees and shrubs, including willow, birch, sycamore, holly and hazel. This layered structure enhances the woodland's ecological richness and provides valuable habitat for local wildlife.

### Wildlife

Spring brings birdsong and wildflowers to the woodland, as fresh leaves begin to unfurl and bring vibrant colour to the trees. In the north-western corner, a spring-fed area provides an excellent habitat for amphibians, as well as dragonflies and damselflies.

At the height of summer, lush ferns flourish beneath the woodland's full canopy of leaves, creating cool shade and shelter throughout the wood.

As autumn arrives, the woodland becomes a place of seasonal discovery, with an impressive variety of fungi appearing among the fallen leaves, while mammals prepare and forage for the winter months ahead.

### Features

Magnificent veteran trees are dotted throughout the woodland, particularly a striking line of mature beech trees along the southern boundary. Running alongside this edge is an old boundary bank, likely dating back at least to the late eighteenth century, as indicated on historic Ordnance Survey maps from the period.

At the north-western edge of the woodland, a natural spring-fed water source emerges, creating an area of particularly lush and verdant habitat. This feature not only enhances the ecological diversity of the woodland but also offers potential for the creation of a small wildlife pond.

### Access, tracks and footpaths

Access to the woodland is via a well-maintained private track leading from the A395. This track is reserved for the exclusive use of the woodland owners and the occupants of Westdownend Farm.

Within the woodland itself, there is good internal access provided by a stoned forestry track, which connects to another track leading directly to the entrance of Coozwara Wood. This allows for easy movement throughout the woodland while maintaining its natural character.

### Rights and covenants

Such is the importance of this natural environment that the woodland is protected by a local authority Tree Preservation Order, reflecting its value as a significant and established area of woodland.

This designation helps ensure its long-term protection while encouraging responsible woodland management. Guidance and support are available from both the local Forestry Commission representative and the Local Authority Tree Officer, who can advise on appropriate management practices to help maintain and enhance the woodland for the future.

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

Coozwara Wood offers a wonderful setting for enjoying nature and the great outdoors. A wildlife hide could easily be positioned to

observe the many bird species that frequent the woodland canopy. With patience and quiet observation, it is also possible to glimpse some of the woodland's resident mammals, including deer, foxes and badgers, among the many creatures that inhabit the area.

The relatively open woodland floor also provides opportunities to create a small gathering space for family time around a campfire, or for the occasional overnight stay beneath the stars, allowing visitors to fully experience the tranquillity of the woodland.

### Local area and history

Having once formed part of the Tregeare Estate, the surrounding area of Coozwara 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).

Tregeare House was built in the late 1700s by Joseph Baron, the head of a family that 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.

Coozwrar Wood is well located with easy access to the stunning north Cornish coast. The surfing beaches of Crackington Haven and Widemouth are within a half hour drive. The coastal town of Bude has 2 lovely beaches. The fishing port of Boscastle is a must see, where you can visit the bizzare but fascinating Museum of Witchcraft and Magic.

The nearest settlement is Pipers Pool where St. Breward Church sits, surrounded by peaceful churchyard and beautiful views.

Coozwara Wood provides an excellent base to explore Bodmin Moor, a vast area of open countryside with its ancient stone circles, monuments and standing stones. A place of true wild beauty.

## 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 leaving the village look out 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 20 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 walk along the track for around 30 metres until you see a track on the left opposite a sign for Trewithan Wood. Turn left here.

- Walk down the track and past the entrance to Glynn Wood. At the end of this track is the entrance to Coozwara Wood indicated by a 'Coozwara Wood' name sign.

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

What3words for entrance gate: centuries.chills.owner

What3words for the woodland entrance: applauded.managed.overlaps

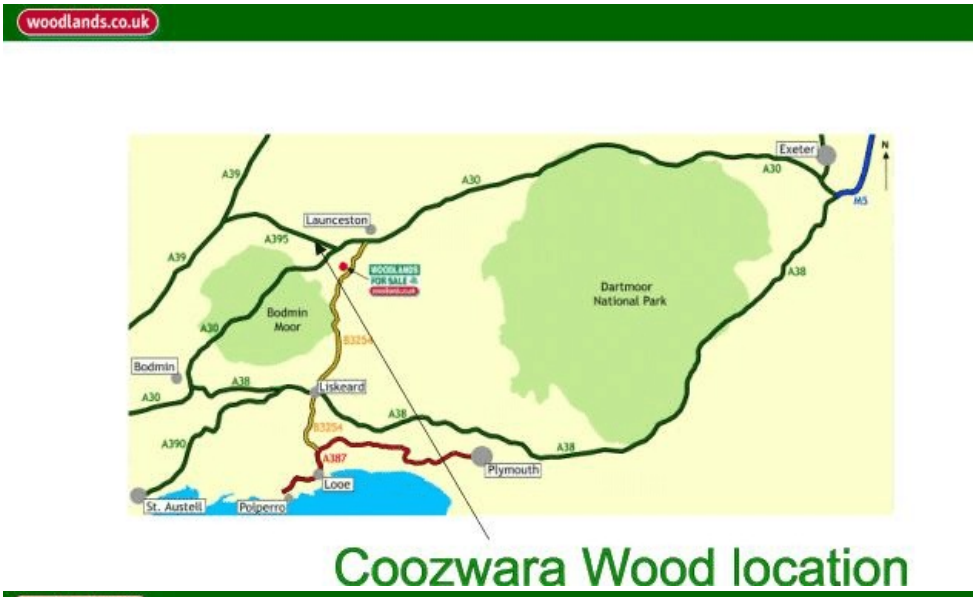
## Boundaries:

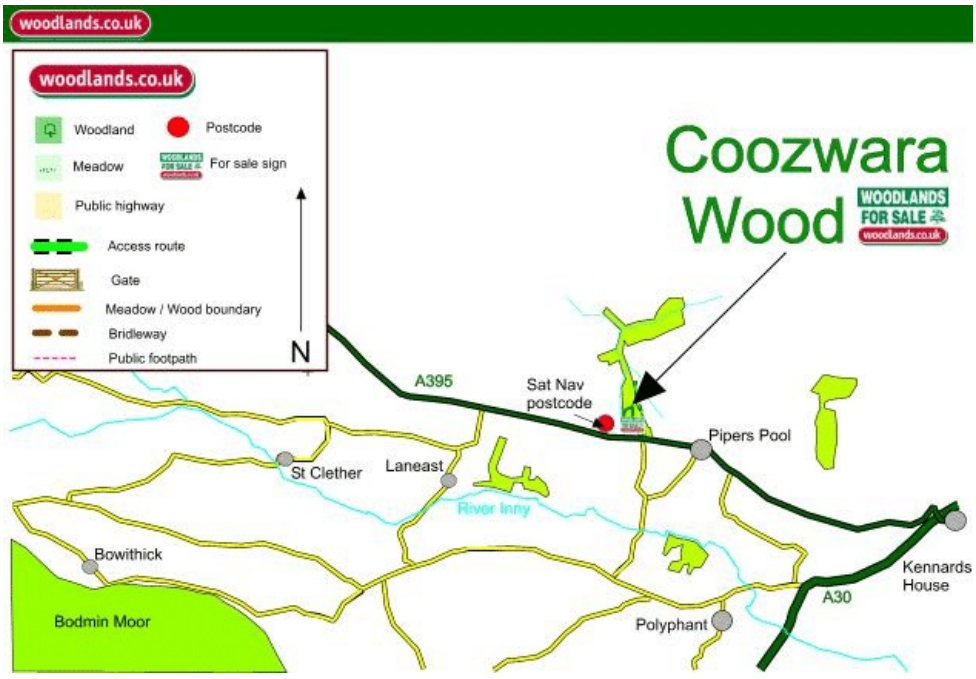
All boundaries are indicated with green markings on posts and trees.

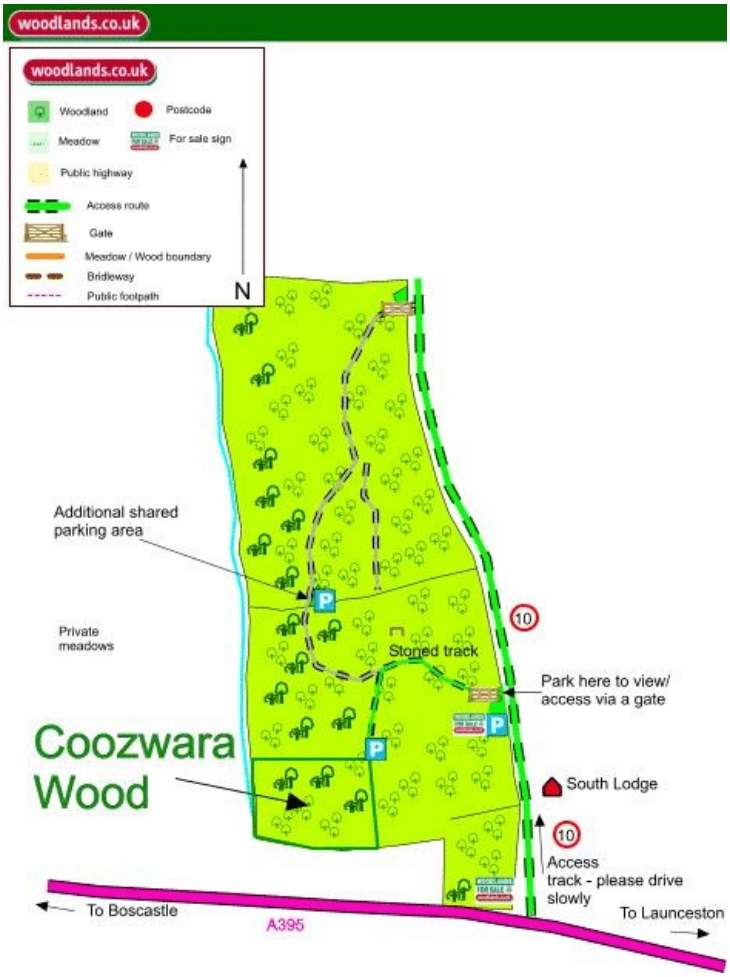
The northern boundary is a line of fence posts.

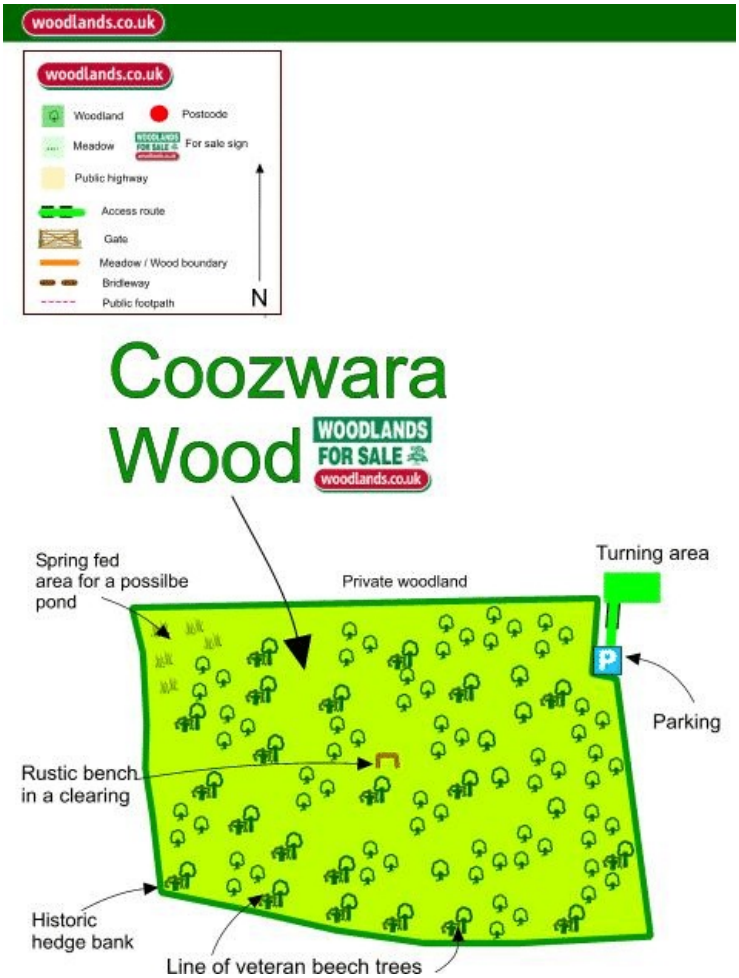
The western & southern boundaries are indicated by an old wood bank lined with trees.

The eastern 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.