



Harepath Wood Cornwall

A manageable-sized, broadleaved woodland nestled in a tranquil part of Cornwall, rich in wildlife and natural beauty.

Details

Price: £59,000 Freehold

Location: Near Probus, Truro, Cornwall

Size: Over 2 ½ acres for sale

OS Landranger: OS No 204

Grid ref: SW 871 483

Nearest post code: TR2 4JF

Local manager

Stuart Brooking

07801 789215

stuart@woodlands.co.uk



Description

Harepath Wood is ideally suited to those seeking a manageable woodland for personal enjoyment and exploration. Good access is provided via a stoned forestry track, with ample parking and a network of internal paths.

Forming part of the larger area of woodland known as Perkins Wood, the surrounding woodland varies in elevation from sea level to approximately 70 metres above sea level.

Harepath Wood is identified as a Priority Habitat on the MAGIC geographic information database. It also forms part of Cornwall's wider network of County Wildlife Sites, which provide vital refuges for wildlife and help maintain ecological connectivity across the Cornish landscape.

Nestled within a peaceful valley just a few miles from the city of Truro, this attractive broadleaved woodland offers a tranquil natural setting and a rich habitat for an abundance of wildlife. With its established access, inviting woodland paths and ecological importance, Harepath Wood presents an appealing opportunity to enjoy a beautiful and biodiverse corner of Cornwall.

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

Harepath Wood boasts a varied canopy of broadleaved trees, with sycamore, ash and sweet chestnut being the most prominent, alongside occasional beech and oak. Beneath the canopy, a thriving understory adds further diversity, with hazel, sycamore, willow, elm, elder and holly contributing to the woodland's rich structure and natural character.

Wildlife

[Hares](#) are frequently spotted within Harepath Wood, often around or along the main access track, providing a fitting explanation for the woodland's name. These enchanting mammals find shelter among the woodland vegetation, where they create 'forms' — shallow depressions in the ground or grass in which they rest and remain concealed.

Harepath Wood supports a diverse range of wildlife, with birds, bats and other mammals contributing to its rich natural character. Local wildlife records indicate the presence of several notable bird species, including greenfinch, spotted flycatcher, marsh tit, song thrush and mistle thrush. Nearby watercourses provide habitat for otters, while roe deer are frequently sighted within the woodland, adding to its appeal as a haven for wildlife.

The woodland floor also offers a wonderful variety of flora, with a beautiful carpet of bluebells emerging in spring. Other plant species recorded within the woodland include creeping soft-grass, marsh thistle, red campion, common nettle, wild angelica and cleavers, alongside established colonies of ferns. Together, these diverse plant communities create a rich and varied woodland habitat, supporting biodiversity throughout the seasons.

Features

A natural spring runs along the woodland bank, forming part of Harepath Wood's southern boundary and adding to the woodland's natural character and ecological value.

Access, tracks and footpaths

Harepath Wood is accessed directly from the public highway via a forestry track, providing convenient access into the woodland.

There are no public rights of way within the woodland, offering a more private setting for the owner to enjoy and explore.

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

Imagine immersing yourself in the tranquillity of the woodland from the comfort of a hammock, gently swaying beneath the leafy canopy. Simply find two sturdy trees with sufficient space between them and use tree-friendly straps ([tree huggers](#)) to protect the bark. Then sit back, relax and soak up the peaceful surroundings from your own secluded woodland retreat.

Harepath Wood is also ideally positioned as a base from which to explore this beautiful part of Cornwall. Whether enjoying leisurely walks, discovering the local countryside or spending quality time with family and friends, the woodland offers an inviting opportunity to embrace the great outdoors. Imagine evenings spent unwinding beneath the trees, sharing stories and enjoying the simple pleasures of a woodland escape.

Local area and history

Harepath Wood is ideally situated for those wishing to explore both the north and south coastlines of Cornwall. With spectacular beaches such as Perranporth on the north coast and Pentewan on the south coast, both approximately a 30-minute drive away, there are plenty of opportunities to enjoy sandy shores, coastal walks and breathtaking sea views.

The historic city of Truro, Cornwall's only city, lies just a few miles away. Dominated by its magnificent cathedral, built in the Gothic Revival style between 1880 and 1910, Truro offers a charming blend of history, culture and modern amenities. The city boasts a varied selection of independent shops, cafés, traditional pubs and restaurants, alongside a thriving arts and entertainment scene at the renowned Hall for Cornwall.

Closer to the woodland, the surrounding countryside is criss-crossed with picturesque country lanes, offering plenty of opportunities for peaceful walks and exploration. The nearby village of Probus provides useful local amenities, including a village shop and welcoming pubs, making it a convenient spot for everyday essentials or a relaxing drink after a day exploring the Cornish countryside.

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 the A30, travelling either east or west, leave at the junction for Kingsley Retail Park, signposted for Bodmin (A30), Truro (A39), Fraddon, Grampound Road and Ladock.

At the roundabout, take the exit onto New Road (B3275) towards Ladock.

Follow the B3275 through Brighton, New Mills and Ladock, then continue for a further 2 miles. Take care on the bends before reaching a sharp right-hand turn, signposted for Trehane and St Erme, just before the railway bridge. Turn right here.

Continue along this road for just under 1 mile until you reach a crossroads. Proceed straight ahead, following signs for Tresillian. The entrance gate will be found shortly afterwards on the left-hand side.

Parking is available opposite the entrance gate.

Walk along the main track for around 500 metres until you reach a fork. Take the right-hand track and continue uphill through the trees.

After around 150 metres, you will see a shared parking area on your left, with the entrance to Harepath Wood shortly afterwards.

Harepath Wood lies on both sides of the track. You can walk along the track to the end and then turn right uphill to access the upper part of the woodland.

What3words reference for the main access gate from the road: persuade.welcome.yachting

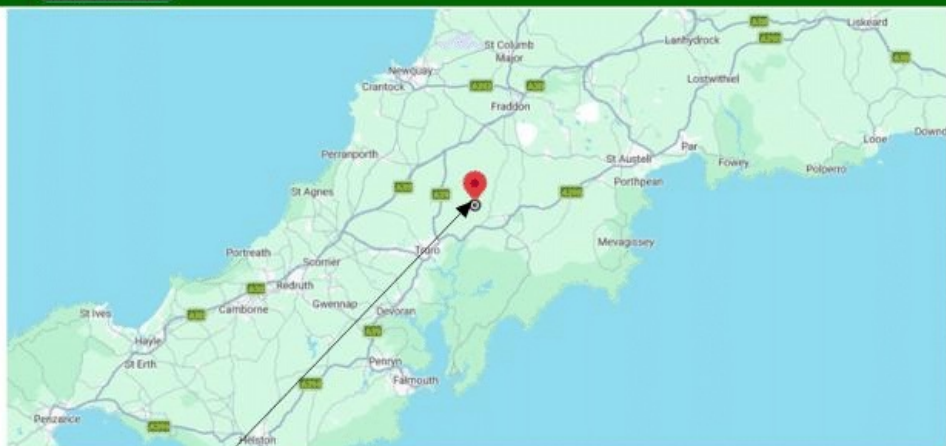
What3words reference for the woodland: norms.scrapped.wealth

Satnav/GPS note: The postcode TR2 4JF corresponds to the location marked by the red dot on the two location maps.

Boundaries:

- **Northern boundary:** Follows a tree-lined hedge bank.
- **Eastern boundary:** Indicated by a line of fence posts.
- **Southern boundary:** Follows a woodland bank, with a stream running along the southern edge.
- **Western boundary:** Follows a tree-lined hedge bank.

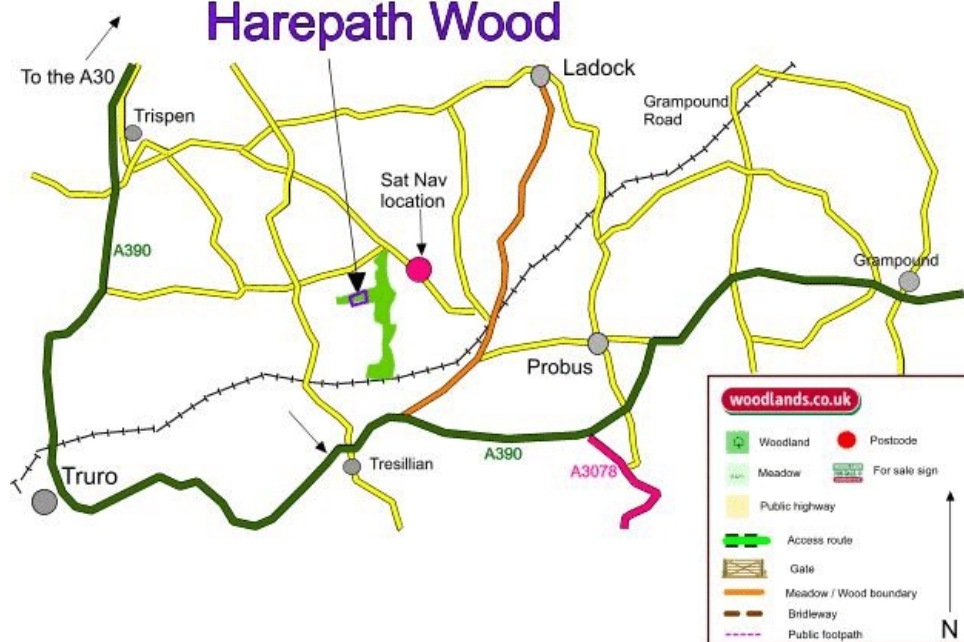
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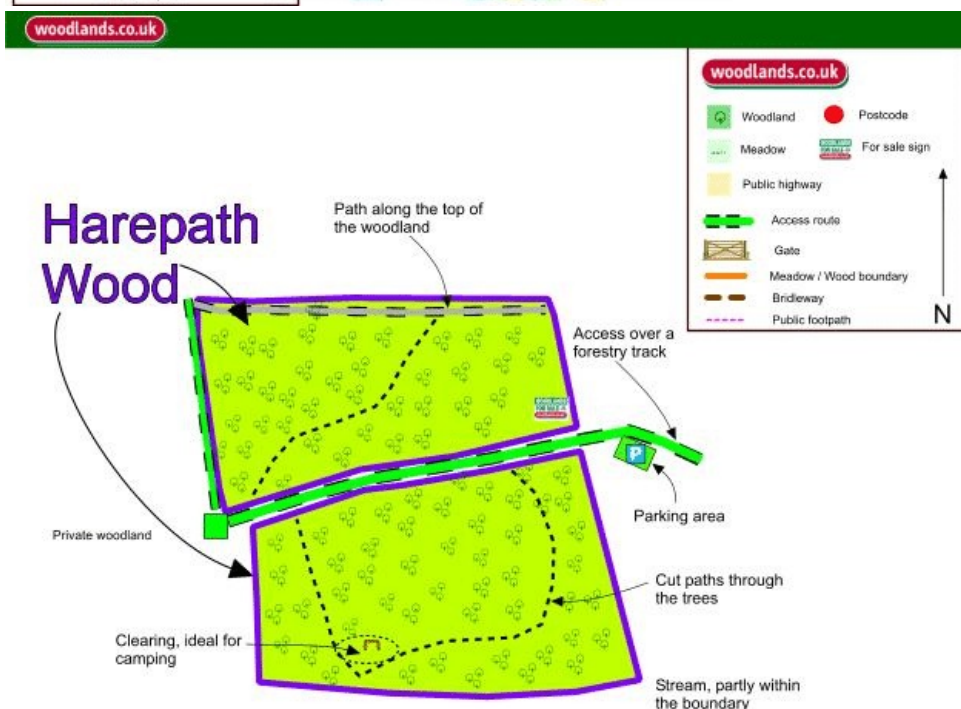
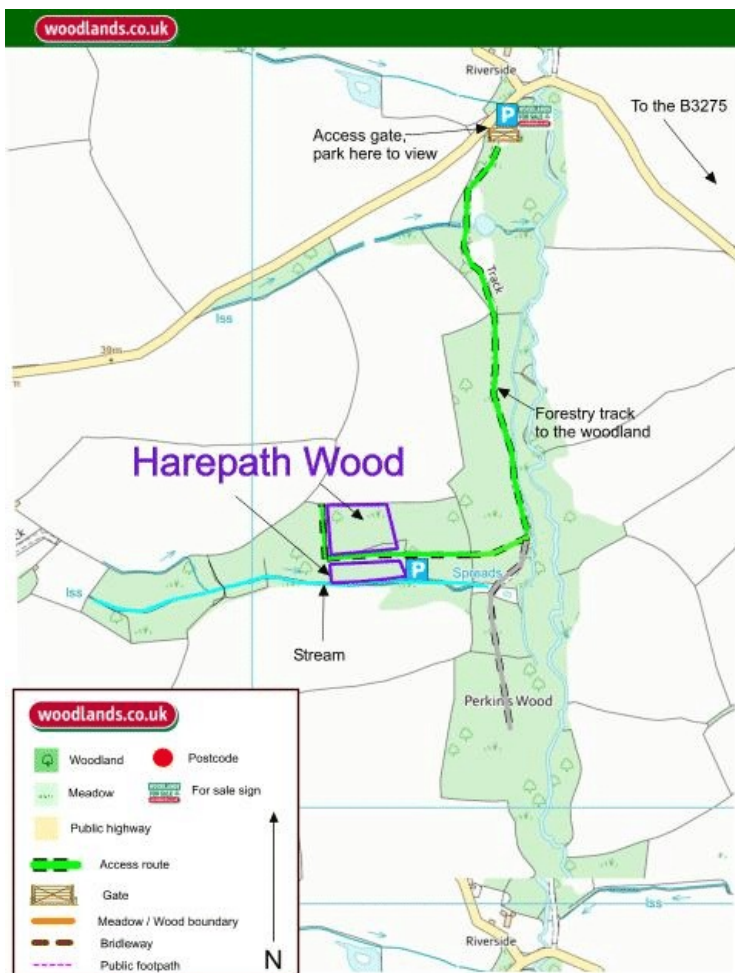


Location of Harepath Wood

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Harepath Wood





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.