

## Highwaymans Wood, Devon - About 3 acres, £39,000



Surrounded by gently rolling fields, Highwaymans Wood offers a quiet setting in which to embrace and enjoy forest based activities set in an ideal location for exploring both Devon and Cornwall.

A tall tree lined hedge-bank along the east and western boundaries provides both shelter and privacy. This old bank is ideal for those who may want to try [Hedge laying](#), which is the traditional way of managing boundaries, they also provide excellent wildlife corridors for small mammals and birds.

The woodland was planted about 18 years ago and has since been well maintained, allowing the trees to thrive. An area of semi-mature conifer trees located in the eastern section would be an ideal place to create a family camping area or kids den. The conifers could be thinned to provide some useful timber for forestry projects or planking with a mobile sawmill.

The rest of the woodland is a mix of broadleaved trees such as oak, ash and hazel. The trees are well spaced thus allowing good light to penetrate. There are a few clearings including an area with a rustic picnic bench.

The woodland is an excellent habitat for birds that include [fieldfares](#) and greater spotted woodpeckers. Tawny owls begin their calls an hour or two before dusk. Robins seem to follow you around the woods looking for any morsels of food that are disturbed and the adorable site of a family of Long-tailed tits, which appear to resemble round balls of fluff on a stick as they flit noisily through the trees. Mammals include both red and roe deer, badgers, squirrels foxes, stoats and so many more for you to discover.

The access is along a stone track suitable for most family vehicles and a stoned area at the entrance to the woodland has been established for parking.

Highwaymans Wood is easily accessed via a quiet county lane with good links to the A30 and is thus perfect for regular visits and for exploring the beautiful surrounding countryside. Nearby are the Saxon village of Lydford and the town of [Okehampton](#). Incredibly, both of these locations have their own [castles](#) so are great for historical days out. The woodland takes its name from a local Inn, possibly one of the most unusual places in the Country! Sited on the old A30 road that linked Exeter to Cornwall that historically was a target for robbers or 'Highwayman', [The Highwayman Inn](#) is a wonder of relics and fantasy, including the old Launceston to Tavistock horse coach which has been made into the porch at the entrance to the Inn!

*Particulars and plans were prepared by our local manager, Stuart Brooking.*

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.

**Price:** £39,000 Freehold

**Location:** Thorndon Cross, Okehampton, Devon

**Size:** About 3 acres for sale

### Local manager

**Stuart Brooking**

07801 789215 or 01392 436229

[stuart@woodlands.co.uk](mailto:stuart@woodlands.co.uk)



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### How to find this woodland

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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.

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### Location

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**OS Landranger:** OS No 113

**Grid ref:** SX 510 928

**Nearest post code:** EX20 4NQ

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### Directions

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- Leave the A30 dual carriageway at Sourton Cross (signed to Plymouth, Tavistock & Bideford)
- If travelling from the east, turn right at the end of the slip-road, then almost immediately left. If travelling from the west, turn right at the end of the slip-road, under the dual-carriageway and then right again
- After about 200 yards, immediately after the slip-road taking you back onto the A30 west-bound, take the right turn signed to Cowsen & Week
- Follow this road for about 1 1/4 miles to a crossroads (Hardhill Cross)
- Go straight ahead at the crossroads and after about 1/2 mile, shortly after crossing a small bridge on a left-hand bend, you will see the entrance gateway to the woodlands on your right, with 'woodlands for sale' boards prominently displayed
- Park by the gate, taking care not to block the gateway (the buyer will be provided with a key for vehicular access)
- To the left of the gate, go over the fence and cross the small footbridge over a ditch
- Follow the stone track up through the woodlands, bearing left at the green shipping container
- Continue up the track for a further 300 metres or so to a point where the track passing through a gap in the hedge-banks until you come to a T junction in the track.
- Turn left here and continue along this forest track for around 200 metres until you see the entrance gate to Highwaymans Wood on your left.
- Open the gate and walk into the open area of the woodland with conifer trees to your left and broadleaved trees to your right.

**Satnav/GPS note:** the postcode EX20 4NQ is for Rixton Farm, the point shown by the red dot on the two location maps, immediately to the west of the woodlands.

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### Boundaries:

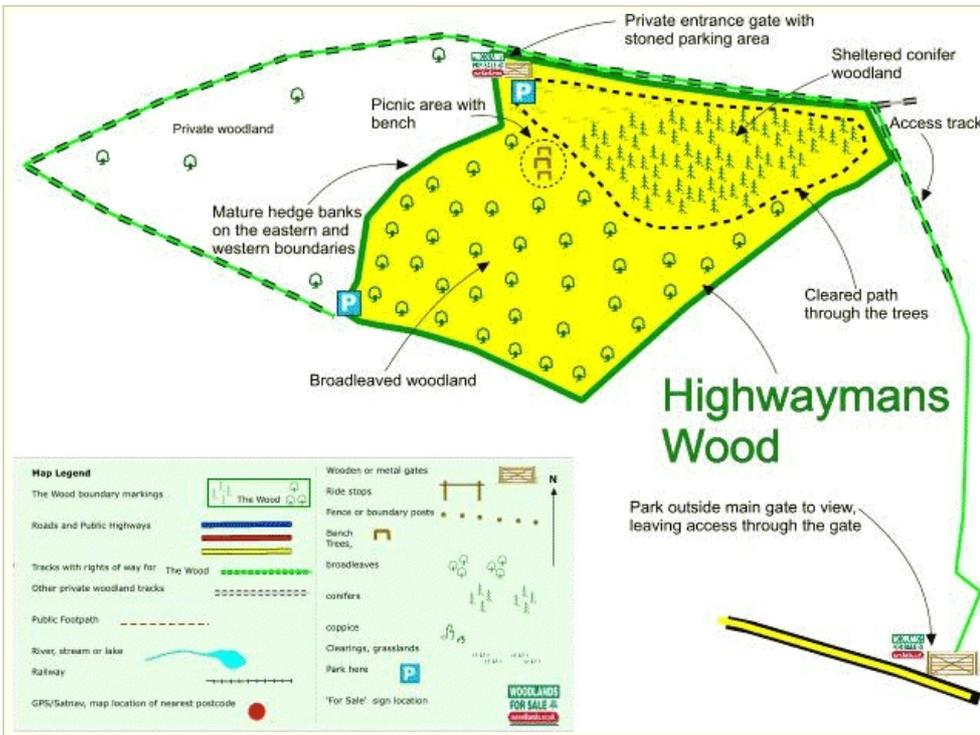
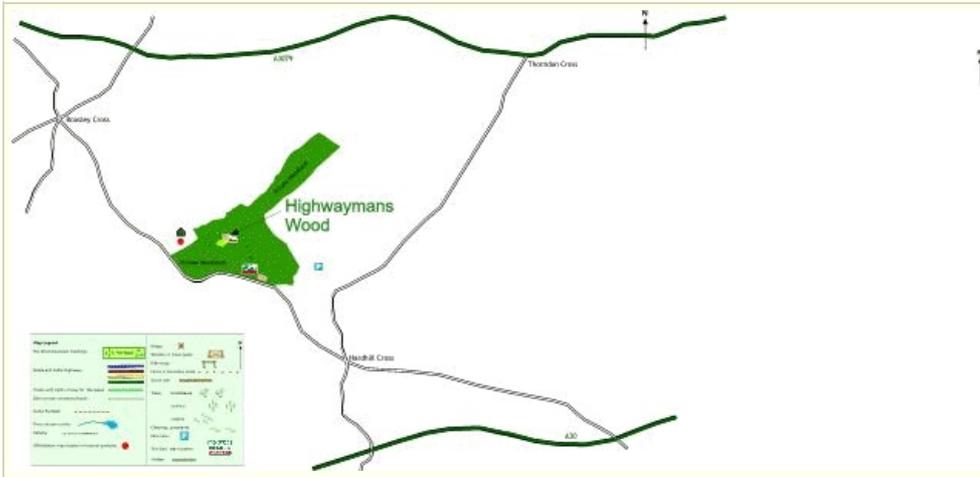
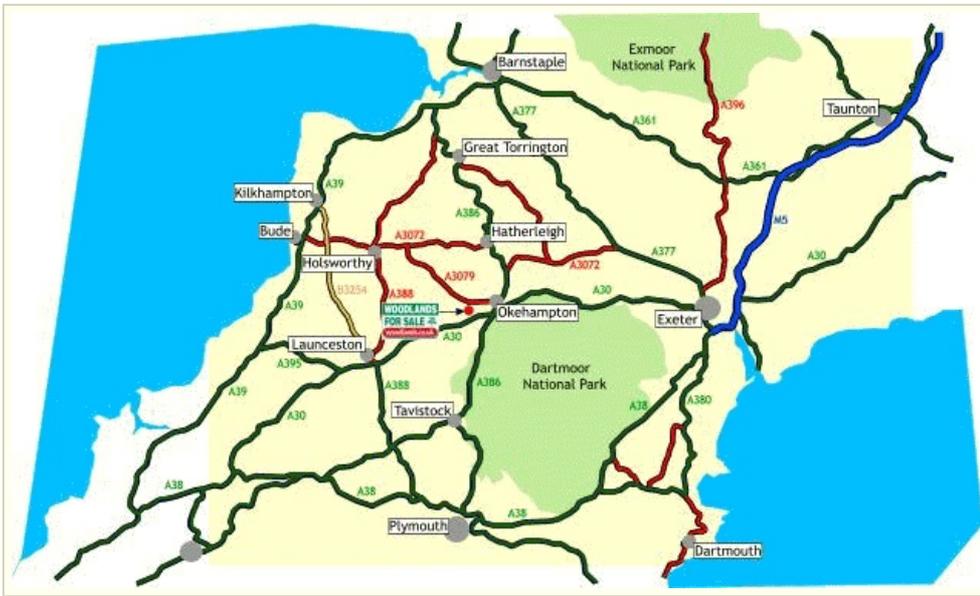
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All boundaries are indicated with green markings.

The northern boundary runs along a stoned forestry track.

The eastern and western boundaries are old hedge banks.

The southern boundary runs along a shared forest track.



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.