



## Issacot Wood Cornwall

The ideal introduction to woodland ownership, Issacot Wood is a very manageable size and benefits from good access, mature trees and use of an area of riverbank along the attractive river Inny.

### Details

**Price:** £29,000 Freehold

**Location:** Lewannick, Near Launceston, Cornwall

**Size:** About 1 acre for sale

**OS Landranger:** OS No 109

**Grid ref:** SX 291 808

**Nearest post code:** PL15 7QQ

### Local manager

**Stuart Brooking**

07801 789215

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



## Description

Issacot Wood sits within a larger woodland known as Trelaske which is recorded as Ancient Replanted Woodland on the Government's MAGIC website which records information about the natural environment. Ancient Replanted Woodlands are sites which have been woodland since at least 1600 AD but at some point, usually after a World War, have been felled for the timber resource and replanted, often with non native conifer trees.

Towering conifer trees provide an impressive canopy for the woodland with a thriving understorey of younger native broadleaved trees establishing where the light penetrates to the forest floor.

Issacot Wood takes its name from the Cornish words isa (the lower) and coat (wood) and is apt due to the lower valley setting around 110 metres above sea level.

Good access, a peaceful location and the added attraction of a small shared area of picturesque riverbank to enjoy makes this a very desirable woodland.

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.

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### Trees

Fir trees dominate the woodland with oaks scattered among them, whilst at a lower level there are hazel, holly and birch throughout this gently sloping wood.

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### Wildlife

The woodland floor has a rich and diverse character, with mosses and ferns, bluebells, primroses, foxgloves, violets and [wood sorrel](#) among the many species to be found within or adjacent to Issacot Wood. Several of these plant species indicate that this is the site of an [ancient woodland](#).

The peacefulness of the location seems especially attractive to the roe deer as there is often a group of four or five deer browsing within the wood. Other woodland-dwelling mammals which inhabit the woodland include foxes and badgers.

The tall conifer trees provide excellent habitat for larger raptors such as buzzards and goshawks whilst song birds like wrens enjoy the safe shelter of the vegetation upon the forest floor.

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### Features

Issacot Wood benefits from the use of a shared area of riverbank along the River Inny, a stunning nature haven where you can often spot the blue flash of kingfishers hunting for fish. Otters are also known to be present. The River Inny is around 20 miles long from the edge of Bodmin Moor to the River Tamar where it ends.

There is a bench here to sit and relax and room to pitch a tent for the night. To access this bench walk along the forest track along the northern boundary until just after the end of Issacot Wood and look out for a cut path on your right between some purple and orange markings. Follow this 10 metre wide path down to the riverside area which is indicated by some fence posts.

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### Access, tracks and footpaths

Access is via a stoned forestry track leading to the woodland entrance where there is ample space for parking and access with a 4x4 vehicle.

Internal access is generally good, with a network of cut paths and mammal tracks found throughout the site.

There are no public footpaths within the woodland.

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### 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.

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### Activities

The tranquillity of the woodland location makes this an ideal space for occasional wild camping with family and friends as well as other immersive activities within nature such as outdoor yoga or [forest bathing](#).

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### Local area and history

Issacot Wood is ideally located for exploring both the north and south coastlines of Cornwall, lying roughly equidistant between the charming fishing harbours of Boscastle to the north and Looe to the south. The dramatic landscapes of Bodmin Moor are also within easy reach, offering a wealth of walking opportunities. The nearby village of Lewannick is accessible via a pleasant stroll along quiet country lanes and offers local amenities including a pub and village shop.

A detailed report has been prepared outlining the areas of ancient woodland within Issacot Wood, along with valuable guidance and recommendations for restoration. A copy of the report is available upon request.

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

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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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## Directions

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### Road Directions from A30

- About 4 miles west of Launceston, immediately after the Two Bridges refreshment area, take the exit signed Lewannick & Plusha
- At the T-junction, turn left towards Lewannick
- Continue into Lewannick. At the T-junction with a pub to your left and village hall to your right, turn right
- Follow the road through the village for about 150 - 200 yards, then turn left, sign-posted Trelaske
- After about half a mile, at a fork in the road, take the road to the left, again sign-posted to Trelaske
- Follow this road for about 1 mile, where you will see Trelaske Manor to your right. Turn left here, over a cattle grid, with a sign alongside it for Trelaske Barton
- Follow this track for about 200 yards, ignoring turns & entrance ways to your right. The track now bends sharply to the right, with another track going off to the left
- Follow the right hand track and you will see a field gate in front of you with a 'woodlands for sale' signboard on it
- Park in the parking area at the left of the gate.
- Walk around the gate and follow the track which leads straight ahead indicated by a 'woodlands for sale' arrow.
- Keep to this track, and take the first left hand turn at the fork in the track.
- Walk down the hill and you will see the entrance to Issacot Wood on your left indicated with a ride stop with an 'Issacot Wood' name sign upon it.

**Satnav/GPS note:** the postcode PL15 7QQ is for the point shown by the red dot on the two location maps.



## Boundaries:

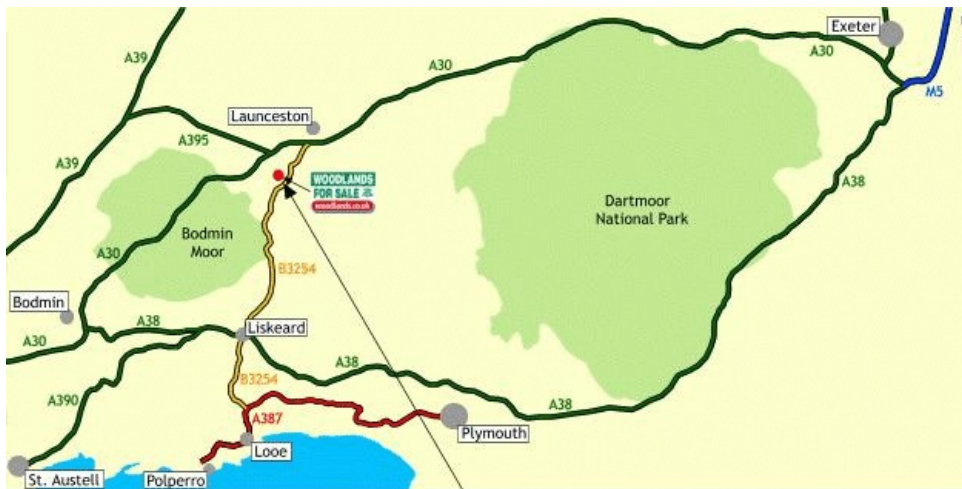
All boundaries are indicated with **red** markings on posts and trees.

The northern boundary is along the edge of a forestry track.

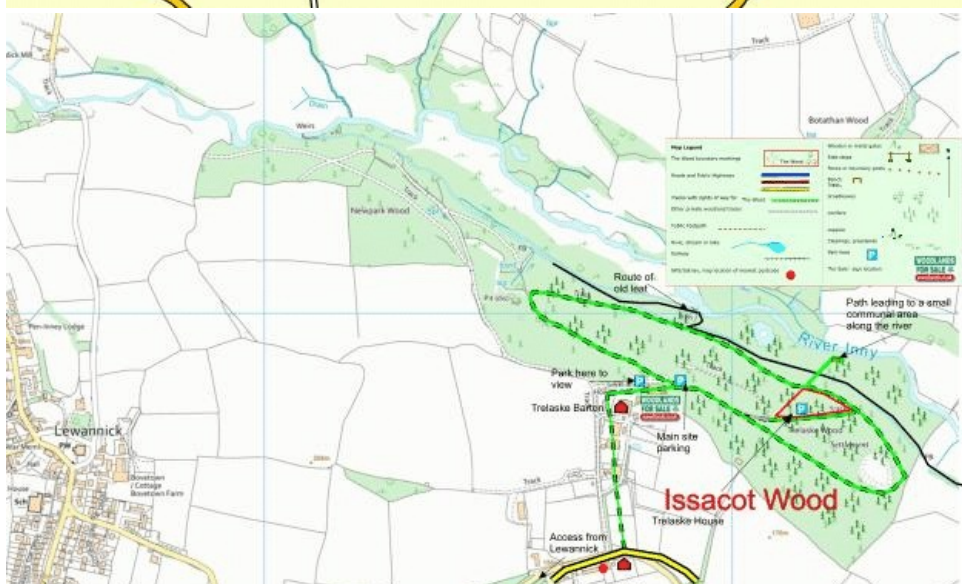
The eastern is along a forestry track.

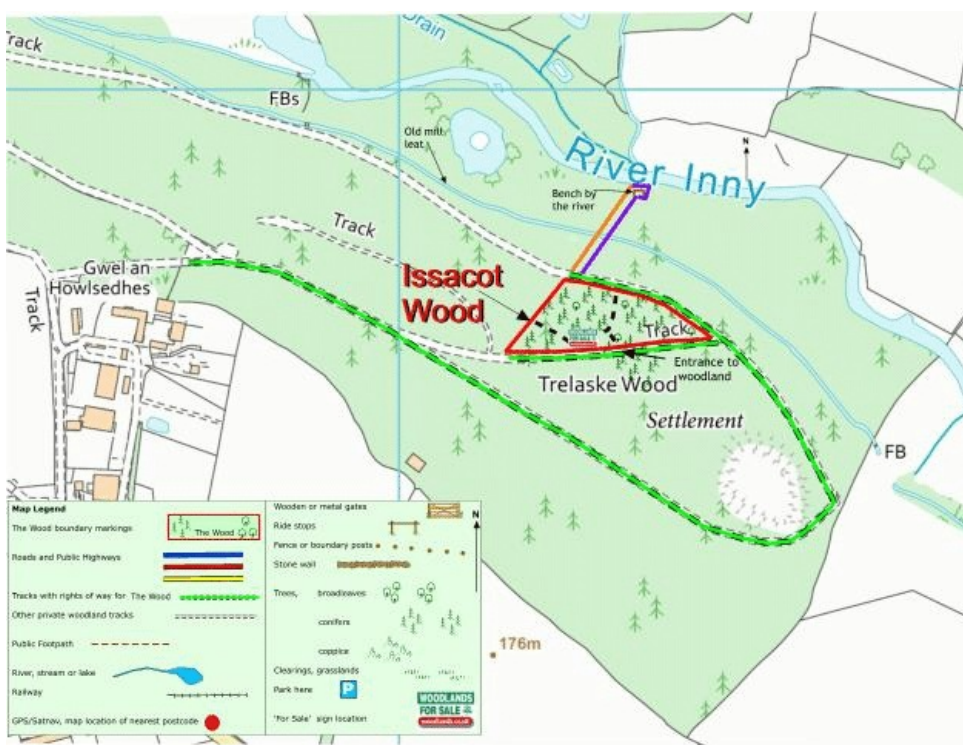
The western boundary are indicated by a line of fence posts.

The southern boundary is along a forestry track.



## Issacot Wood location





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.