

Parkhouse Wood, Devon - About 2 acres, £27,000



Parkhouse Wood is nestled in a sheltered valley on the north western edge of Dartmoor. Slightly south facing, the woodland benefits from the extra light and warmth throughout the year.

Parkhouse Wood is named after a local place. This type of name is derived from Anglo-Saxon times and is known as a topographic surname which were given to a person who resided near a physical feature. In this case the feature would have been a woodland in a park.

The woodland is protected by tall tree lined hedge-banks on three sides, this could make an interesting hedge laying project for the woodland purchaser. [Hedge laying](#) is a traditional way of managing boundaries, often for livestock but also provides excellent wildlife corridors for small mammals and birds.

The trees were planted around 18 years ago and have grown well giving the woodland a feeling of an established woodland. Mostly broadleaved, they include ash, oak and areas of hazel coppice, and for variety a section of conifer trees can be found in the north of the woodland. The wide variety of trees create an interesting mosaic of woodland habitats.

Attracted by the southerly aspect wildlife is plentiful, badgers, foxes and deer are frequent visitors. Whilst waking up to the dawn chorus after an overnight camping trip is truly enchanting. An ideal viewing point to watch the wildlife is a picnic bench located in a small glade, please do take some time to sit here when visiting and take in the atmosphere (see picture 1)

Easily reached from the A30 and then via a quiet country lane and then by a stoned forest track suitable for most family vehicles. The quiet country lanes allow the enjoyable exploration of the locality on foot or bicycle. Within a short cycle you can join the Granite Way cycle trail that allows a pleasurable journey for all the family between the beautiful village of Lydford and the market town of Okehampton. Both of these locations have their own [castles](#) so are great for historical days out.

To the south east of the woodland is Dartmoor National Park - a stunning 368 square miles of protected wild moorland and deep river valleys. Nearby are the stunning attractions of Sourton Tor and Gren Tor.

There are also good links to the north Cornwall coasts and beaches with the seaside resort of Bude within a 30 minute drive.

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: £27,000 Freehold

Location: Thorndon Cross, Okehampton, Devon

Size: About 2 acres for sale

Local manager

Stuart Brooking

07801 789215 or 01392 436229

stuart@woodlands.co.uk



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.

Location

OS Landranger: OS No 113

Grid ref: SX 510 927

Nearest post code: EX20 4NQ

Directions

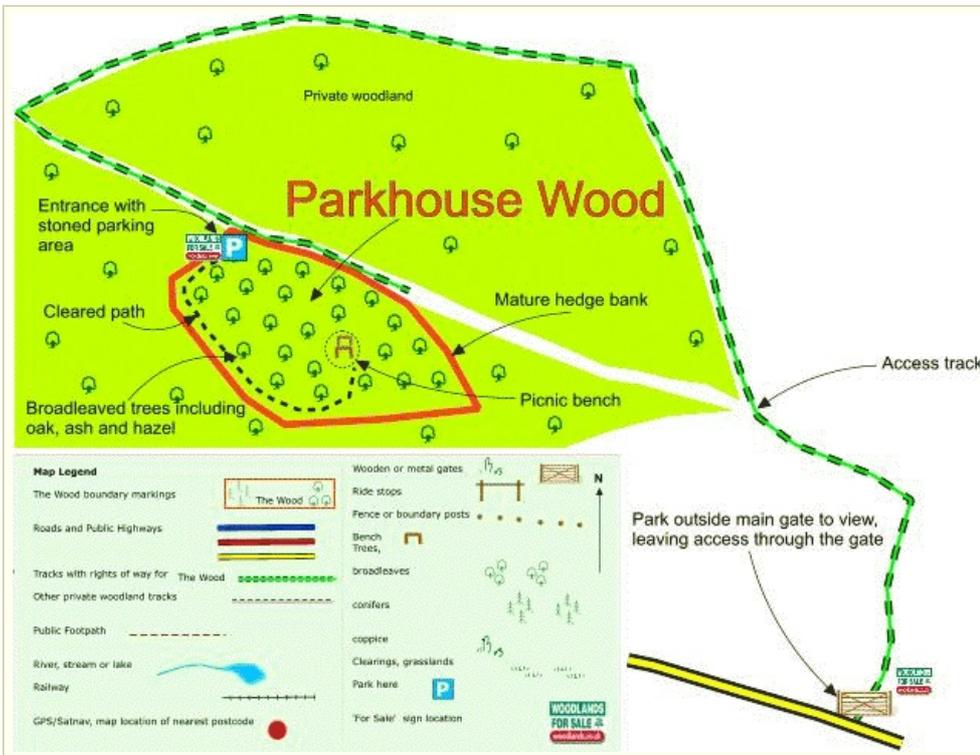
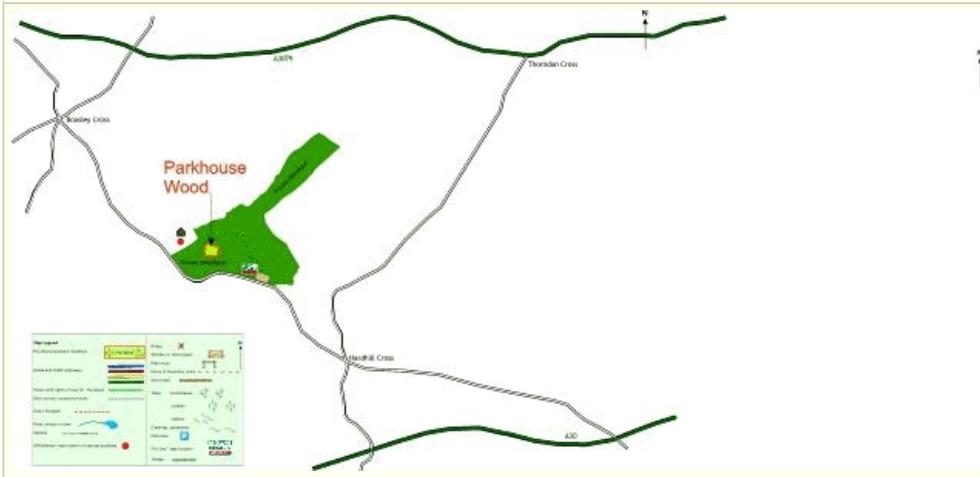
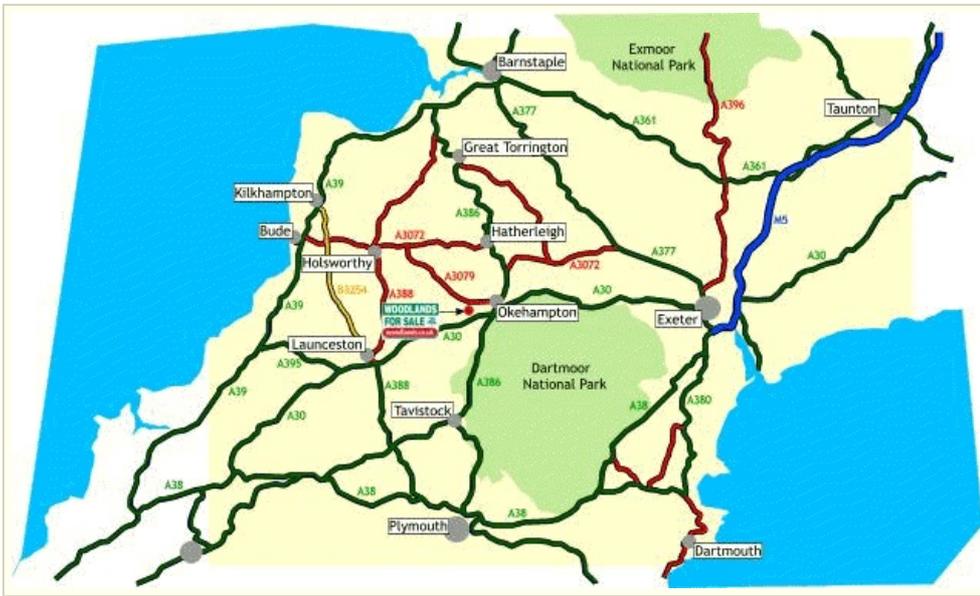
- Leave the A30 dual carriageway at Sourton Cross (signed to Plymouth, Tavistock & Bideford)
- If travelling from the east, turn right at the end of the slip-road, then almost immediately left. If travelling from the west, turn right at the end of the slip-road, under the dual-carriageway and then right 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 100 metres or so to a point where the track passes through a gap in the hedge-banks and then up the track for another 200 metres to a T-junction in the track.
- At this T-junction turn left and carry on along this forest track, passing a gateway with 'Highwaymans Wood' name sign on, and continue to the end where you turn left into an open gateway onto a stone track.
- Follow this stone track up to the entrance of Parkhouse Wood, which you will find through another open gateway on the right hand side.
- **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.

Boundaries:

All boundaries are indicated with orange markings.

The northern boundary runs along a forestry track.

The eastern, southern and western boundaries are old hedge banks.



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.