



Penleat Wood Cornwall

Penleat Wood is a beautiful and enchanting woodland, where towering mature conifers stand alongside ancient veteran oaks. Bordered by the clear, fast-flowing waters of the River Inny, this serene woodland is alive with nature—a truly magical place to explore, unwind, and reconnect with the natural world.

Details

Price: £95,000 Freehold
Location: Lewannick, Near Launceston, Cornwall
Size: Over 4 acres for sale
OS Landranger: OS No 109
Grid ref: SX 292 809
Nearest post code: PL15 7QQ

Local manager

Stuart Brooking
07801 789215
stuart@woodlands.co.uk



Description

Tucked within the storied landscape of a larger area of woodland known as Trelaske Wood, Penleat Wood offers a rare opportunity to own a piece of Plantation on Ancient Woodland Site (PAWS)—a classification reserved for land that has been continuously wooded for over 400 years. Once part of the grand Trelaske Manor estate, this mature woodland was historically a source of timber for the sprawling 1,000-acre estate.

Today, the woodland is a tranquil haven, featuring towering conifers—Norway Spruce and Douglas Fir—interwoven with majestic veteran oaks and other broadleaved trees. Along the crystal-clear River Inny, wildlife flourishes and nature thrives, making this an ideal location for wild swimming, woodland yoga, or forest bathing.

A natural clearing, nestled among four ancient trees and carpeted with springtime bluebells, provides a perfect resting place. Here, a bench invites you to sit and watch the sunlight dance on the river's surface.

Located just 10 minutes from the A30, Penleat Wood offers peaceful seclusion without sacrificing access to Cornwall's coastlines and countryside.

Whether you're drawn by its ecological richness, historical roots, or natural beauty, Penleat Wood is a truly special place to reconnect with the land.

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 is predominantly composed of mature conifers, primarily Norway Spruce, creating a dense and tranquil canopy. Scattered among them are veteran broadleaved trees, with majestic oaks standing out as key features. Along the riverbank, a variety of other broadleaved species thrive, including a particularly impressive beech tree that adds to the woodland's character and charm.

Wildlife

A real wildlife haven, the river has both salmon and sea trout, the river also draws a variety of other creatures, including otters, kingfishers, herons, and dippers, as well as dragonflies.

Birds such as woodcocks, buzzards, and tawny owls are also frequent visitors to this tranquil habitat.

In the surrounding woodland, tracks left by mammals like deer and badgers offer further signs of the area's rich biodiversity.

Features

As well as the river frontage, about 30 yards into the woodland and running roughly parallel to the southern boundary track, lies an old mill leat. Though now mostly dry, this leat once powered the waterwheel at Trelaske Mill, located about a mile and a half to the east—hence the name *Penleat*, meaning "head of the leat."

For those with a keen eye, another fascinating historical feature hidden within the woodland is an old saw pit. This would have been used to process felled trees into timber for local building projects. The saw itself had two handles and large teeth, operated by two people: one standing above the pit and the other below. The person inside the pit pulled the saw downward, while the person above pulled it up and helped maintain a straight line. As you can imagine, the person in the pit had the tougher task—often ending up covered in sawdust. With the timber supports above known as "dogs," it's said this is where the term *underdog* may have originated.

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.

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

Perfect for both family enjoyment and adventure, as well as offering a more peaceful and calming retreat for those seeking to escape the noise and chaos of modern life.

Local area and history

Penleat 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 Penleat 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.

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

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 reach another track at the bottom - Penleat Wood is straight in front of you with the entrance to the right after about 30 metres.

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

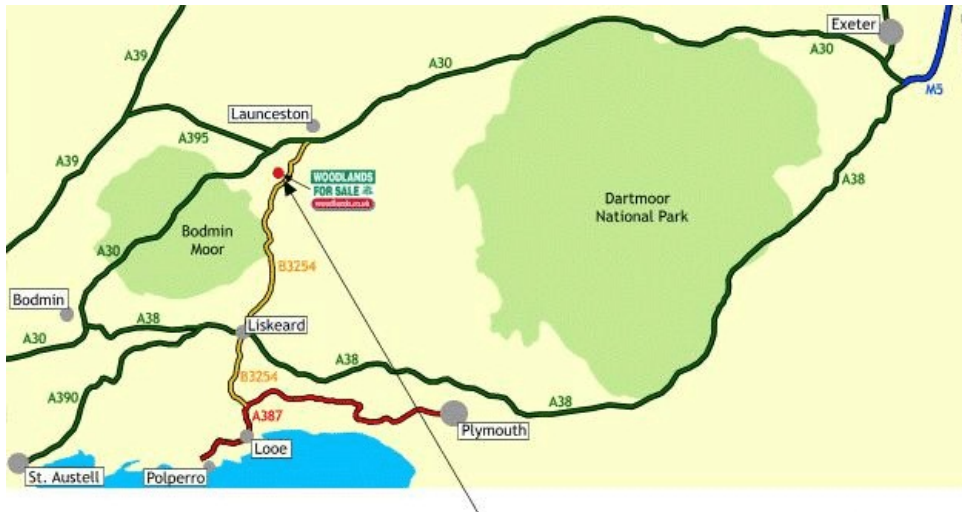
Boundaries:

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

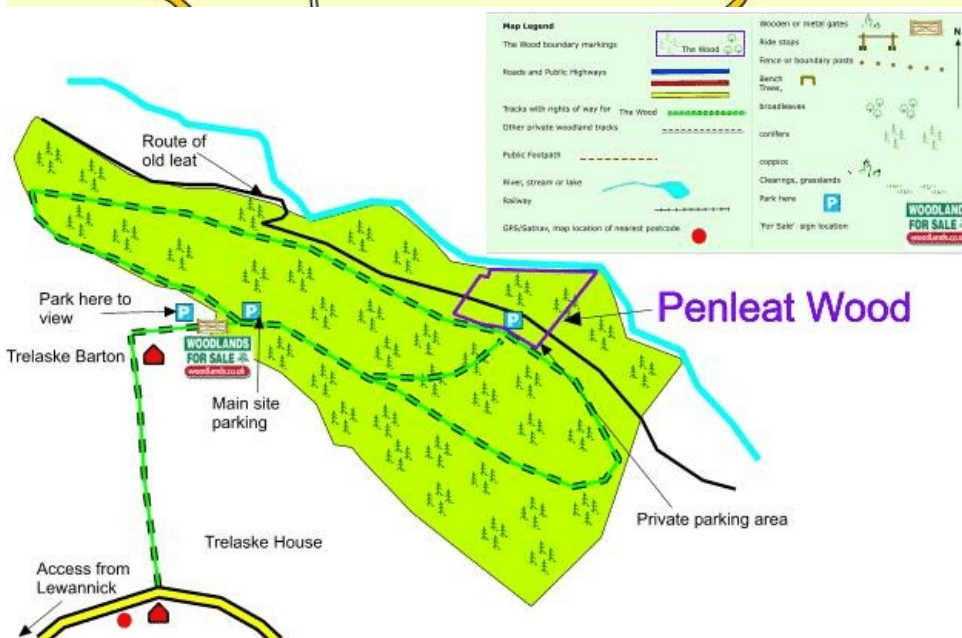
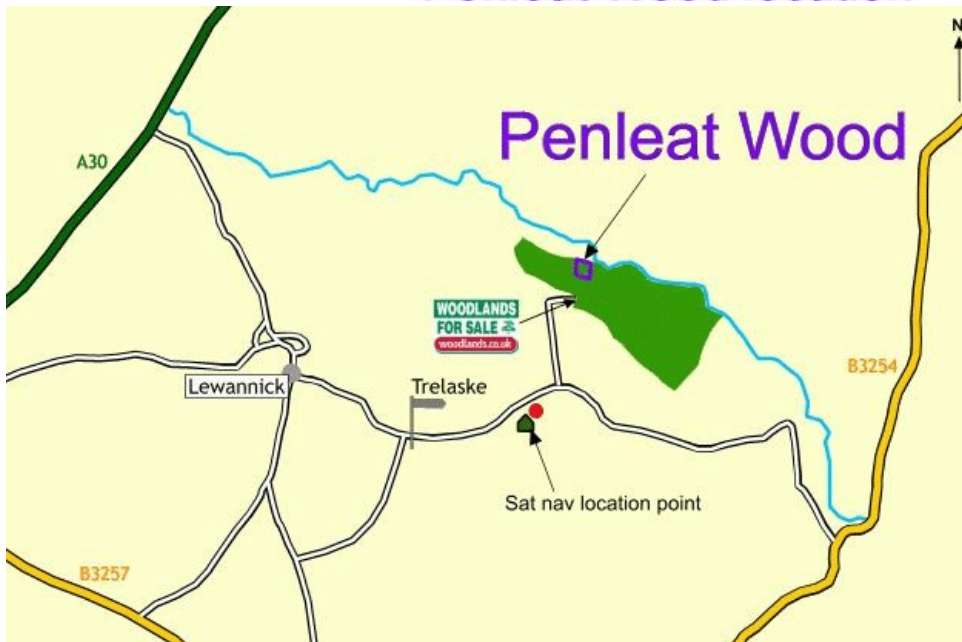
The northern boundary is along the river Inny.

The eastern and western boundaries are indicated by a line of fence posts.

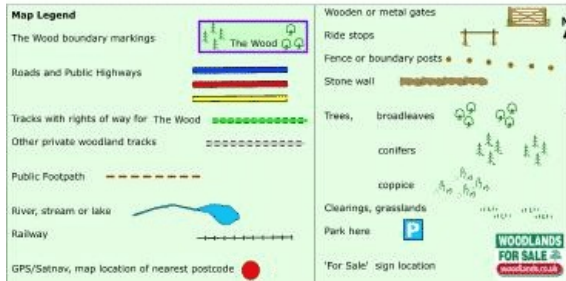
The southern boundary is along the forestry track.



Penleat Wood location



Penleat 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.