



Penrest Wood

Cornwall

A highly appealing and useable mixed broadleaved woodland with good access.

Details

Price: £39,000 Freehold

Location: Pipers Pool, Near Launceston, Cornwall

Size: About 1 ⅔ acres for sale

OS Landranger: OS No 201

Grid ref: SX 251 848

Nearest post code: PL15 8QG

Local manager

Stuart Brooking

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Description

Penrest Wood, from the Cornish *pen* meaning headland or hill, sits at the top of a small, tree-covered valley in the countryside surrounding the village of Pipers Pool in North Cornwall.

With easy access via a stoned track from the A395, Penrest Wood is suitable for all types of vehicles year-round, including camper vans.

This native broadleaved woodland was replanted and then left to regenerate naturally in the early 1990s. Today it has developed into a varied canopy of mature trees, interspersed with open clearings and internal tracks. Its level topography and free-draining ground make the woodland easy to enjoy in all seasons.

Located in North Cornwall, Penrest Wood is an ideal base for overnight camping while exploring the rugged beauty of nearby Bodmin Moor and the beaches of the North Cornish coast.

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 trees have thrived in this fertile ground and now form a strong, mixed-species canopy, including birch, oak, willow, sycamore and beech.

There is potential to thin the denser areas of woodland, subject to a thinning licence from the Forestry Commission. This management could provide a sustainable source of firewood while enhancing the long-term health of the woodland.

Wildlife

Penrest Wood is regularly home to deer, badgers and foxes, often glimpsed moving quietly through the trees at dawn and dusk. The woodland also supports a rich variety of birdlife, from the soft evening call of tawny owls and the circling presence of buzzards overhead, to the constant activity of smaller songbirds such as great tits and long-tailed tits among the branches.

Features

Scattered through good-sized clearings are a number of older beech trees, their broad canopies creating open, light-filled spaces within the woodland.

An old path runs from north to south near the eastern edge of the wood, hinting at its past. It may once have served as an historic route to the old quarry in a neighbouring woodland, or perhaps as a timber extraction track, worn into the landscape over time.

Along the eastern boundary, a traditional hedge bank remains, further marking the woodland's long-standing relationship with the surrounding land.

Access, tracks and footpaths

Access is via a well-made private track from the A395, used exclusively by the woodland owners and the occupants of Westdownend Farm. This leads into the woodland, where a stoned forestry track provides good internal access to the western side of the wood and the shared parking area.

There are no public rights of way through the woodland, allowing for a quiet and undisturbed setting.

Rights and covenants

Such is the importance of this natural environment that it is protected by a local authority Tree Preservation Order, recognising its value as an important area of woodland and helping to ensure its long-term future.

This designation does not prevent appropriate woodland management. Instead, it encourages best-practice stewardship, with guidance and support readily available from the local Forestry Commission representative or the Local Authority Tree Officer.

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Activities

Penrest Wood can be enjoyed by all generations, offering opportunities for small-scale forestry projects alongside quiet appreciation of its wildlife, made possible by its excellent access and level topography.

This natural habitat also lends itself to use as a restorative outdoor space — a place to slow down, reconnect with nature and nurture wellbeing. Forest bathing, woodland yoga and meditation could all be practised here, surrounded by the calm and shelter

of the trees.

Local area and history

Having once formed part of the Tregeare Estate, the surrounding area of Penrest Wood is steeped in history. An earthworks at nearby Tregearedown Beacon dates back to the Iron Age. There are records of Tregeare as a surname in this area as far back as 1284 formed from the Cornish word for dwelling (tre) and fort, or castle town (caer).

Nearby Tregeare House was built in the late 1700s by Joseph Baron, a family that had lived in the nearby village of Egloskerry (Cornish for 'Church of Keri). This village was once given away by the first Norman King of England, William the Conqueror, to his half brother Robert Moreton, the Earl of Cornwall.

Penrest Wood is well located with easy access to the stunning north Cornish coast with the surfing beaches of Crackington Haven and Widemouth within a half hour drive. The coastal town of Bude has two magnificent beaches. The fishing port of Boscastle is another great place to visit and here you can also visit the [Museum of Witchcraft and Magic](#).

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

- Leave the A30 at the Kennards House Junction signposted to the A395/Wadebridge/Camelford/A39.
- You will then need to join the A395 towards North Cornwall and Camelford/Wadebridge.
- Once on the A395 travelling towards Camelford, continue for around 3 miles, passing through the village of Pipers Pool.
- Shortly after you leave the village look out for a turn on your right into a wooded area by the sign for 'West Down End' where you will see a 'woodlands for sale' sign.
- Drive carefully along the access track passing 'South Lodge' and continue for around 400 metres until you see a gateway on your left with a 'woodlands for sale' sign. Park here to view the woodland.
- Climb carefully over the bank next to the gate and walk along the track for around 30 metres until you see the 'Penrest Wood' name sign on the left.

Satnav/GPS note: the postcode PL15 8QG is for the point shown by the red dot on map 3.

What3words for entrance gate: kneeled.tidying.throwaway

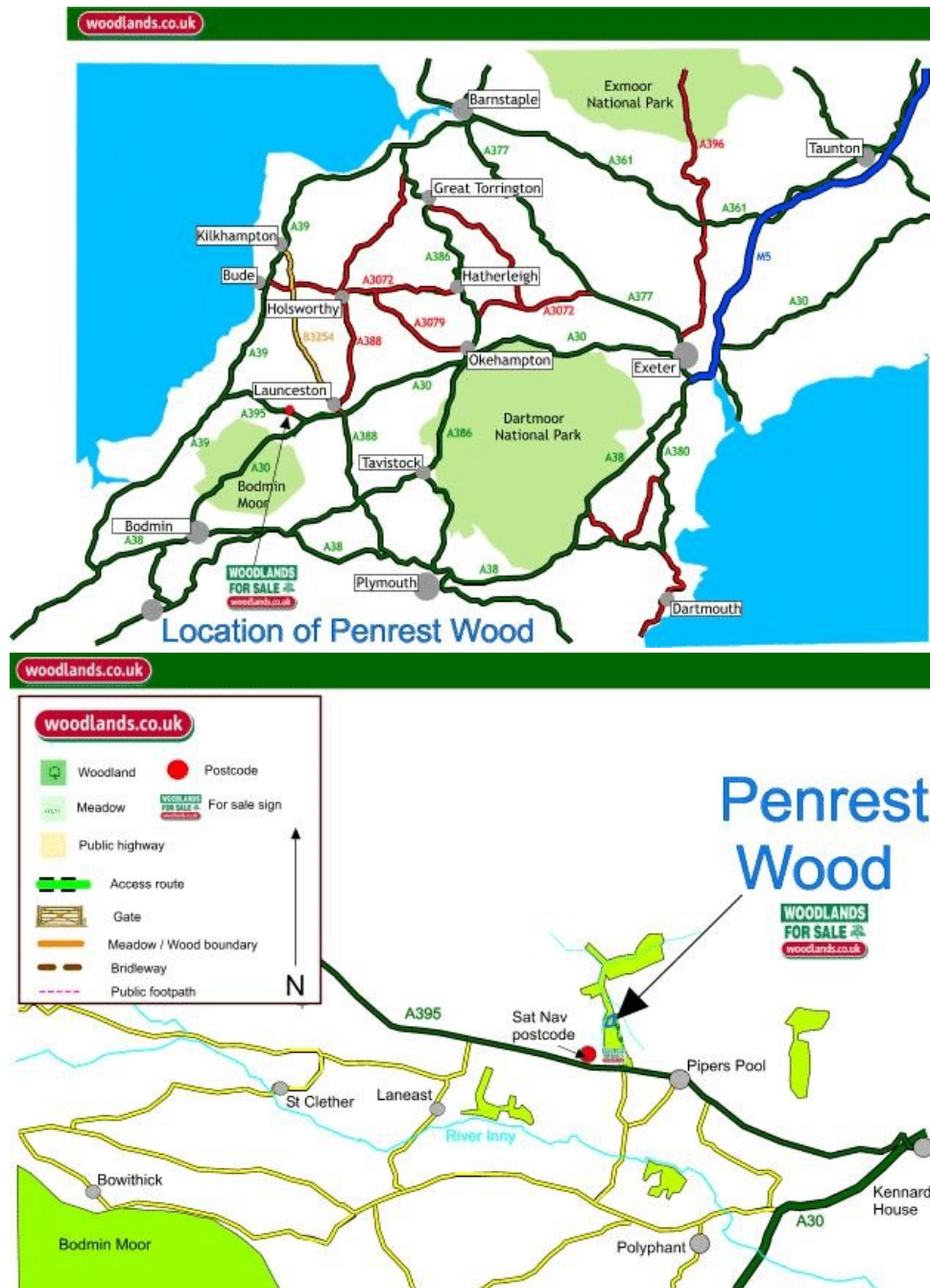
Boundaries:

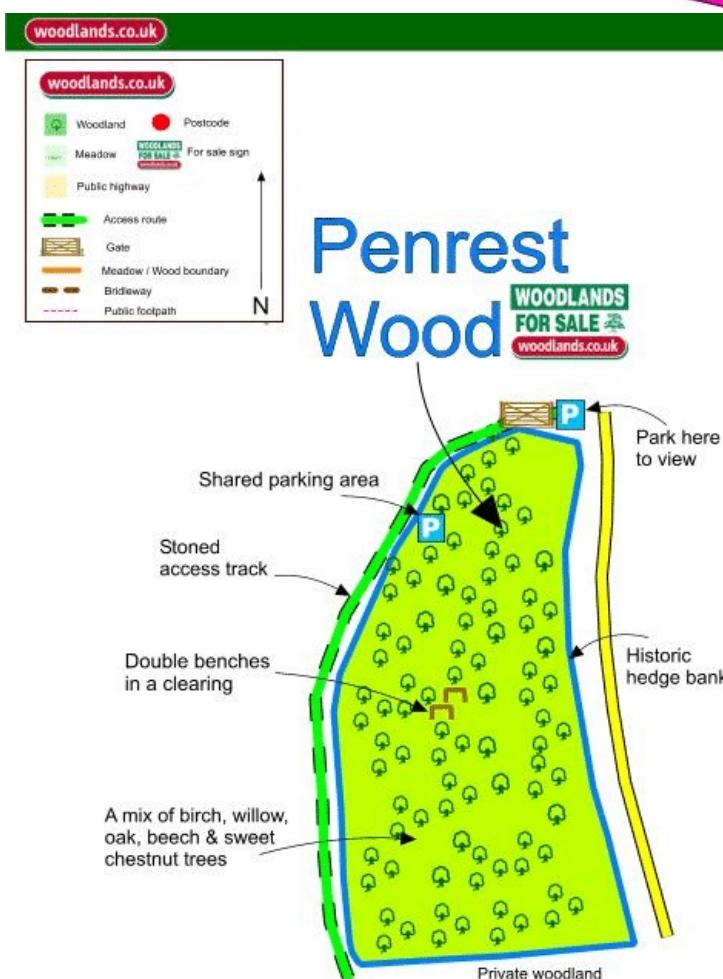
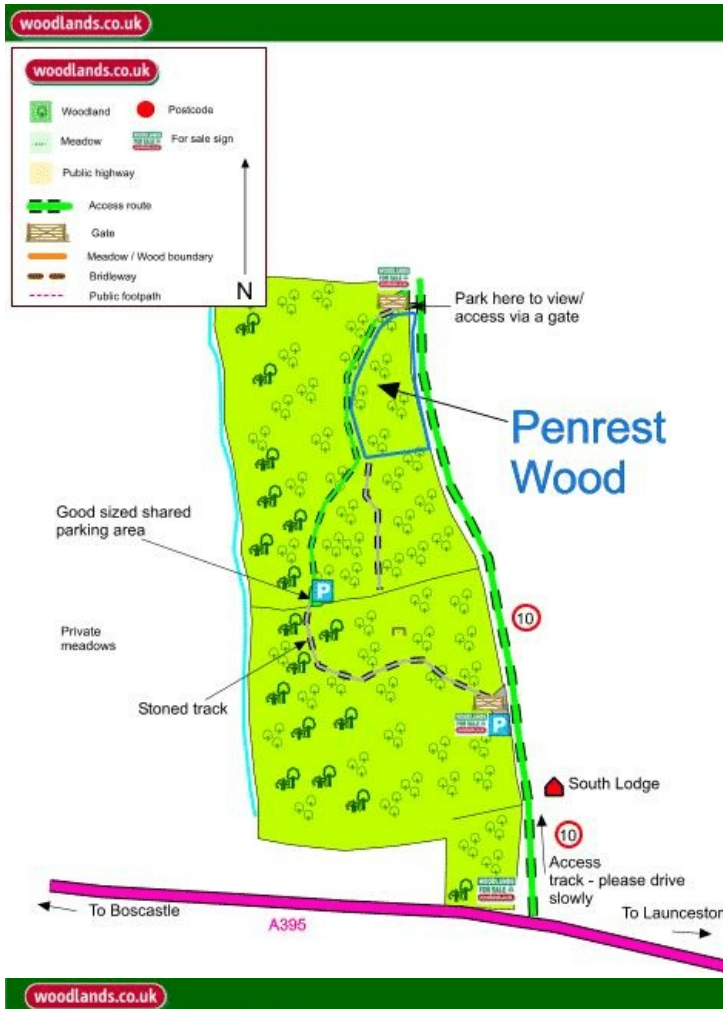
All boundaries are indicated with blue markings on posts and trees.

The northern & western boundaries are along the access track.

The eastern boundary is an old hedge bank.

The southern boundary is fenced.





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.