

## Russell Wood

### Devon

Nestled in the heart of the Mole Valley, this mature woodland blends towering conifers with vibrant mixed broadleaved trees with picturesque views of the River Mole.

#### Details

**Price:** £109,000 Freehold

**Location:** Chittlehamholt, Near Barnstaple, Devon

**Size:** About 7 acres for sale

**OS Landranger:** OS No 191

**Grid ref:** SS 629 192

**Nearest post code:** EX37 9HF

#### Local manager

**Stuart Brooking**

07801 789215

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



Description

Russell Wood sits in one of North Devon’s most picturesque landscapes, nestled gently along the edge of a lush river valley. Surrounded by rolling fields, mature trees, and peaceful wooded slopes, the woodland offers sweeping views across the River Mole and provides a tranquil retreat for nature lovers.

According to the Government’s ‘Magic’ habitat database, Russell Wood is classified as *Ancient Replanted Woodland*. This designation means that, while the original native trees were felled and later replanted—often with conifers—the land itself has supported woodland for many centuries. Such long-established woodland soils create ideal conditions for rich ground flora, including ferns and other specialist plants.

Whether you’re seeking a quiet place to connect with nature, or simply admiring the views, Russell Wood offers a timeless and peaceful slice of North Devon’s natural heritage.

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

Russell Wood is defined by its remarkable diversity of tree species and rich natural character. Ancient hedge banks lined with knarled beech and ash give way to inviting groves of hazel, all framed by a tapestry of mixed broadleaved woodland. Along the upper side of the private internal track stands a beautifully spaced plantation of conifers—predominantly Douglas fir, a highly durable timber prized for cladding, decking, and structural beams in homes and barns.

To the east, a generous natural clearing offers an ever-changing scene of young, regenerating trees such as hazel. With some gentle management—clearing back a few brambles and planting native broadleaves—this area provides a perfect opportunity for hands-on woodland stewardship, ideal for enjoyable days spent outdoors with family and friends.

Wildlife

Russell Wood offers a rich mosaic of habitats, with pockets of broadleaved trees creating shelter, food, and movement corridors for an abundance of wildlife. The woodland is alive with birds—from tiny goldcrests flitting among the conifers to woodcocks springing up from the undergrowth, giving a sudden glimpse of their distinctive long beaks as they take flight.

The woodland is also frequented by both red and roe deer, often seen browsing quietly or moving gracefully between the trees. Nearby the River Mole supports otters, and surrounding woodlands host protected dormice, illustrating the wider ecological value of the area.

Thanks to previous thinning, sunlight now reaches the woodland floor, encouraging a rich ground flora. In spring, carpets of bluebells and clusters of primroses bring vibrant colour, while varied mosses and lichens thrive in the dappled light—further testament to the woodland’s health and diversity.

Features

Practical access is a key advantage of Russell Wood. A dedicated parking area sits close to the entrance, and a well-constructed forestry track allows a suitable 4x4 to drive right through the heart of the woodland. This track also provides excellent access for future woodland management, including the selective thinning of spruce and fir.

At the far end of the track, a spacious clearing opens up to reveal sweeping views across the valley—an inviting spot for peaceful camps, picnics, or simply taking in the landscape. A second level clearing nearby offers an ideal location for a small forestry store, firewood processing area, or timber stacking, providing real versatility for both recreation and practical woodland work.

Access, tracks and footpaths

Access to Russell Wood is straightforward and practical. A stoned forestry track leads directly from the public highway into the woodland. While the track undulates, it remains suitable for 4x4 vehicles throughout the year, with standard cars able to use it comfortably during the drier months.

A generous parking area sits at the main entrance, supplemented by two additional shared parking spots along the central track, ensuring ample space for visitors, equipment, or woodland tasks.

With no public footpaths running through the property, Russell Wood offers exceptional privacy—ideal for those seeking a peaceful retreat, uninterrupted forestry work, or quiet enjoyment of nature.

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

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Enjoy a variety of woodland activities with Russell Wood - from wildlife watching and photography to green woodworking with the large open clearing. The purchaser could set up a hide for wildlife watching in one of the clearings.

A forestry store could be sited, perhaps using a local mobile sawmill contractor to plank up some of the valuable mature conifer trees found within the woodland.

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## Local area and history

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Russell Wood enjoys an excellent location, with a wide range of local services and easy access to both mid-Devon and the spectacular north Devon coast. King's Nympton train station lies just a few miles away, offering convenient travel along the renowned Tarka Line—celebrated as one of the most beautiful rail routes in the country—with direct links to Exeter.

The name Russell Wood is in recognition of the Reverend John 'Jack' Russell who first bred the Jack Russell dog back in the early nineteenth century. Jack Russell resided in Swimbridge further north of Chawleigh but married Penelope Incledon-Bury who was the third daughter and co-heiress of Vice-Admiral Richard Incledon-Bury (1757-1825) who was lord of the manor of Colleton at nearby Chulmleigh.

The woodland sits approximately eight miles south of Barnstaple, the gateway to some of north Devon's most striking coastal scenery. From here, you can explore a stretch of rugged coastline and a host of stunning beaches, including Westward Ho! and the renowned surfing destinations of Croyde and Woolacombe.

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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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- Please register your interest with the local manager who will give you the instructions to access the site for viewing.
- Travelling from Exeter or Barnstaple follow the A377 Barnstaple road until you are near King's Nympton railway station and then take the Fortescue Cross Newnham Junction turning onto the B3226 towards South Molton.
- Stay on this road, go over a bridge and past Head Mill Trout Farm, after about two and a half miles you will see a 'Woodlands for Sale' sign on your left hand side and the entrance to the wood.
- Enter the access code and drive through the main woodland entrance. Follow the main track directly in front of you until you reach a fork in the track. Take the right hand fork and enter the access code and drive through the wooden gate. This is a private track with no public rights of way.
- At the top of this track you will pass a large parking area on your left – park here or continue along the track if you have a suitable vehicle. Head around a sharp right hand bend and keep on the main track for another 200 metres until you reach another parking area. Again you can park here or continue along the track straight on down the hill if you have a suitable vehicle.
- Following the main track down the hill and over the stream you will see the entrance to the wood indicated by a ride stop with the 'Russell Wood' name sign and a large stoned parking and turning area. There is a 4x4 access track through the heart of the woodland.
- From the M5 leave at junction 27 and take the A361 towards Tiverton and Barnstaple. At the roundabout after around 23 miles take the exit to South Molton.
- In South Molton turn onto New Road (signposted towards Witheridge) and then turn right onto Mill Street.
- Then turn left onto South Street joining the B3226 towards the Crediton road.
- Stay on the B3226 for around 7 miles and look out for the 'woodland for sale' sign on the right hand side where you will find the main gate.
- Enter the access code for the gate and follow the directions from here as above.
- Satnav/GPS note: the postcode EX37 9NS is for the point shown by the red dot on the location map.

The what3words for the main entrance on the highway are brother.workers.taxpayers

The what3words for the actual wood entrance are disgraced.footballers.dispense

## Boundaries:

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

The northern and western boundaries are old tree lined hedge banks.

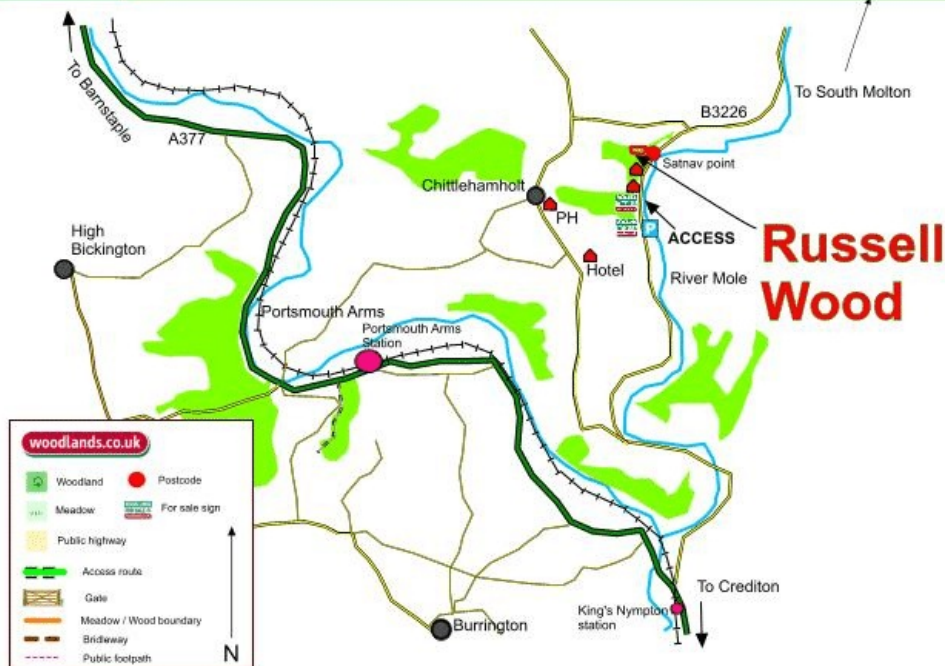
The southern boundary is a line of fence posts and the edge of an old hedge bank on the edge of an old path.

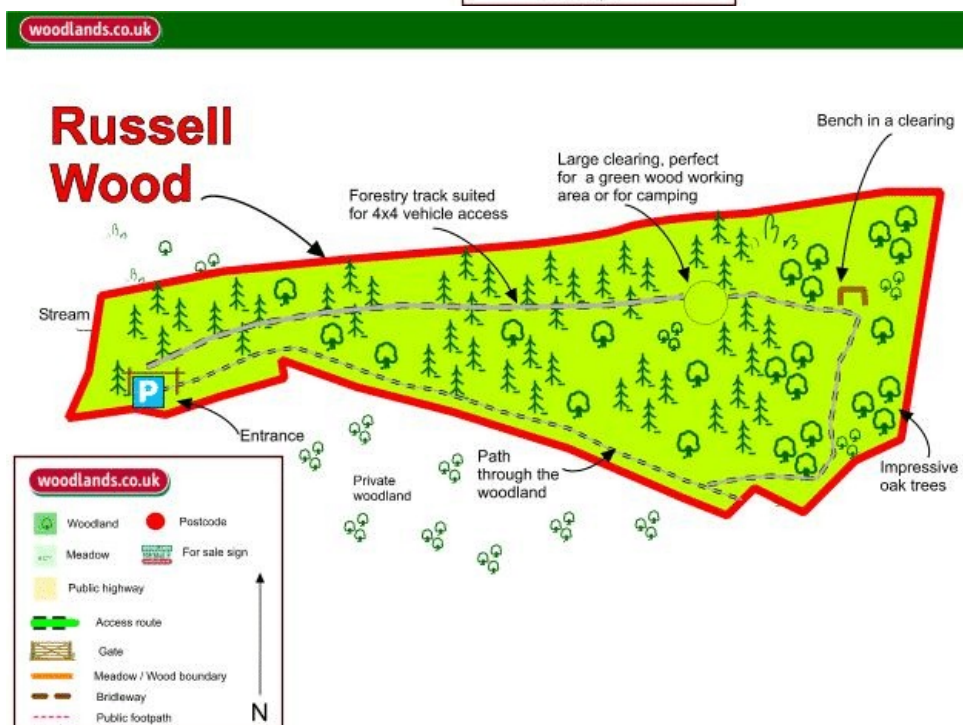
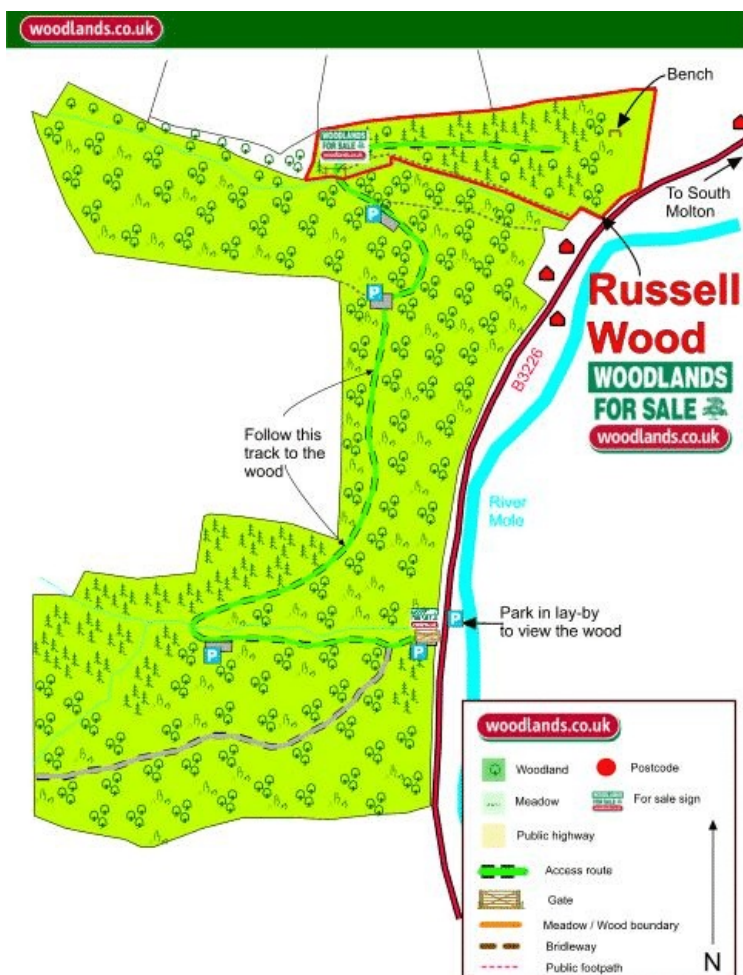
The eastern boundary is a line of posts.

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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.