



Sentry Wood

Devon

Well located in the hills of north Devon and within easy reach of the coastline, Sentry Wood offers both respite in nature and ongoing opportunities for the enthusiastic private woodland owner.

Details

Price: £69,000 Freehold

Location: Landkey, Near Barnstaple, Devon

Size: About 3 ⅔ acres for sale

OS Landranger: OS No 180

Grid ref: SS 598 298

Nearest post code: EX32 0QJ

Local manager

Stuart Brooking

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Description

Accessed from Sentry Lane, in the north Devon village of Bishops Tawton, Sentry Wood is located above the village around 100 metres above sea level. A nearby hill is known as 'Hangmans Hill', thought to be more of a warning to local villagers than actually being used! This elevated point would have been a perfect look-out spot in times of unrest, such as the Civil War, where a sentry could have been positioned in settings such as these.

A good stoned track provides access to the heart of the woodland. Old tracks and clearings allow good internal access.

Wildlife enjoys the unspoilt nature of the woodland and the surrounding countryside.

A variety of tree species form a wild space whilst also being a useful timber supply.

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

Around the northern and western boundary of the woodland are historic tree lined banks with large beech trees dominating these fringes. Internally there is also a stunning beech lined bank running west to east.

The upper, southern parts of the woodland are predominantly Japanese larch trees, a deciduous conifer that sheds its needles in the winter. Larch trees give a vibrant autumnal colour to the landscape when the needles turn orange prior to dropping. The central and northern part of the woodland have Douglas fir trees with a fringe of mixed broadleaved trees along the very northern part of Sentry Wood.

Wildlife

A great spot for enjoying bird life - groups of siskins feed on the cones of the conifer trees and families of long-tailed tits hop from tree to tree - numerous other birds species inhabit this wood such as owls, buzzards and woodpeckers to name just a few.

Foxes use the shelter of the trees and there are nearby signs of badger activity.

Larger mammals include both red and roe deer.

Features

An ancient bank along parts of the boundary and within the woodland are lined with towering beech trees and have been a constant feature within the landscape for perhaps hundreds of years.

There is a rustic picnic bench with views out across the adjoining field.

Access, tracks and footpaths

Access to the woodland is via a quiet country lane that leads to the entrance gate. Once inside there is a stoned forestry track which leads all the way to a parking area and the entrance to Sentry Wood.

There are no public footpaths through the wood. At the northern edge of Sentry Wood a private gateway leads onto an old green lane, providing opportunities for walking and cycling around the leafy lanes of this beautiful part of north Devon.

Rights and covenants

The sporting rights are in hand and included in the sale.

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

Ideally suited for those wishing to enjoy nature and conservation, the dense trees provide shelter for wildlife. Observation/ photography hides could be located in the open clearings.

You can relax on the bench or maybe enjoy wellbeing activities such as yoga and forest bathing in this tranquil environment.

Small scale woodland management such as thinning the trees or improving parts of the woodland with bramble clearance to open up the ground floor for woodland flowers would be a lovely way to spend active days within Sentry Wood.

Local area and history

The woodland is just west of the village of Swimbridge. This former manor of Devon is located 4 miles south-east of Barnstaple.

A short drive away is the historic [Castle Hill Estate](#), owned by the Fortescue family since 1684. Here you can explore the gardens

within the grade 1 listed parkland and enjoy tea and cake at the tea rooms.

This part of Devon is a fascinating place to explore the best of the north Devon coast with beautiful surfing beaches at Croyde and Woolacombe.

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

- From Exeter follow the A377 north until you nearly reach Bishops Tawton, where at Codden Hill Cross you need to take a sharp right turn signposted towards Cobbaton and Chittlehampton.
- If you are joining the A377 from the north at Barnstaple then follow the A377 south through the village of Bishops Tawton and upon leaving the village take the left turn towards Cobbaton and Chittlehampton.
- Follow this road for about 1 mile until the crossroads by a white cottage on your left, where you turn off left, following the sign towards Hannaford.
- Stay on this road for about half a mile until you come to Hearson Cross, turn left signposted towards Bableigh, Hannaford & Venn.
- Continue on this road for about 500 metres, following the signs to Bableigh, Venn & Landkey and you will see the entrance gate to the woodland on your right with a 'woodlands for sale' sign.
- Park outside the gate and climb carefully over the gate or fence.
- Follow the track in front of you, straight on, passing a track on your right heading down through the trees, and follow round to the right and up the hill to the top area.
- Sentry Wood is immediately in front of you at the top of this track, on both sides, and the entrance is indicated by a 'Sentry Wood' name sign to the left.
- Satnav/GPS note: the postcode EX32 0QJ is for the point shown by the red dot on the location maps number 2.

Boundaries:

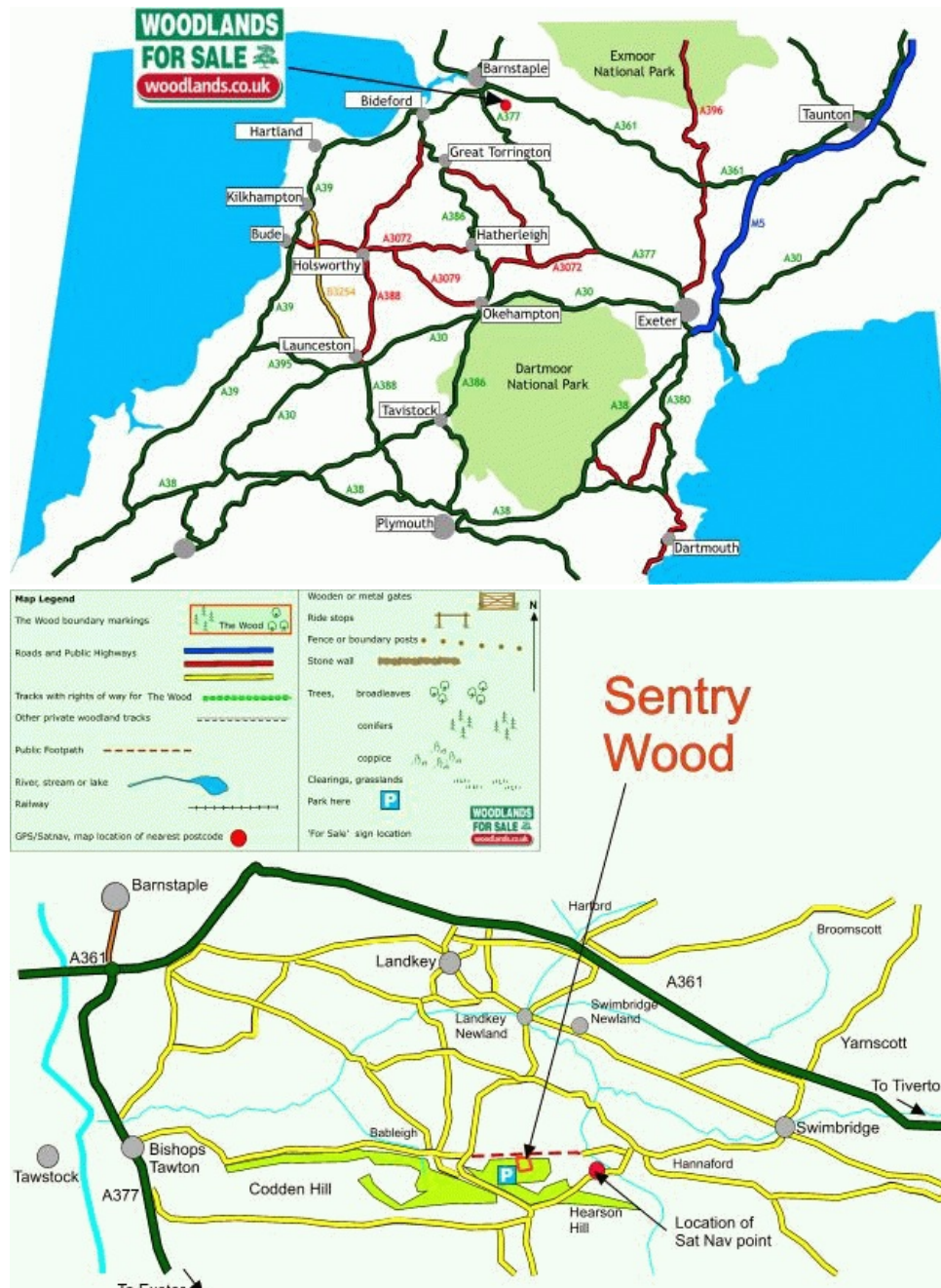
All boundaries are indicated with orange markings on posts and trees and the woodland is both sides of the shared access track.

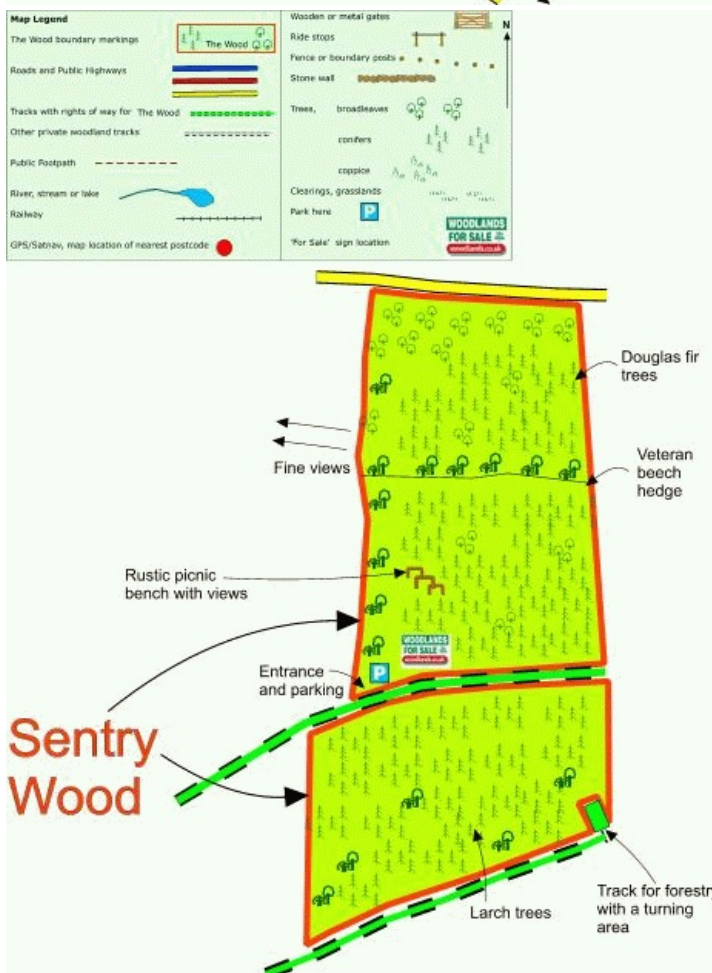
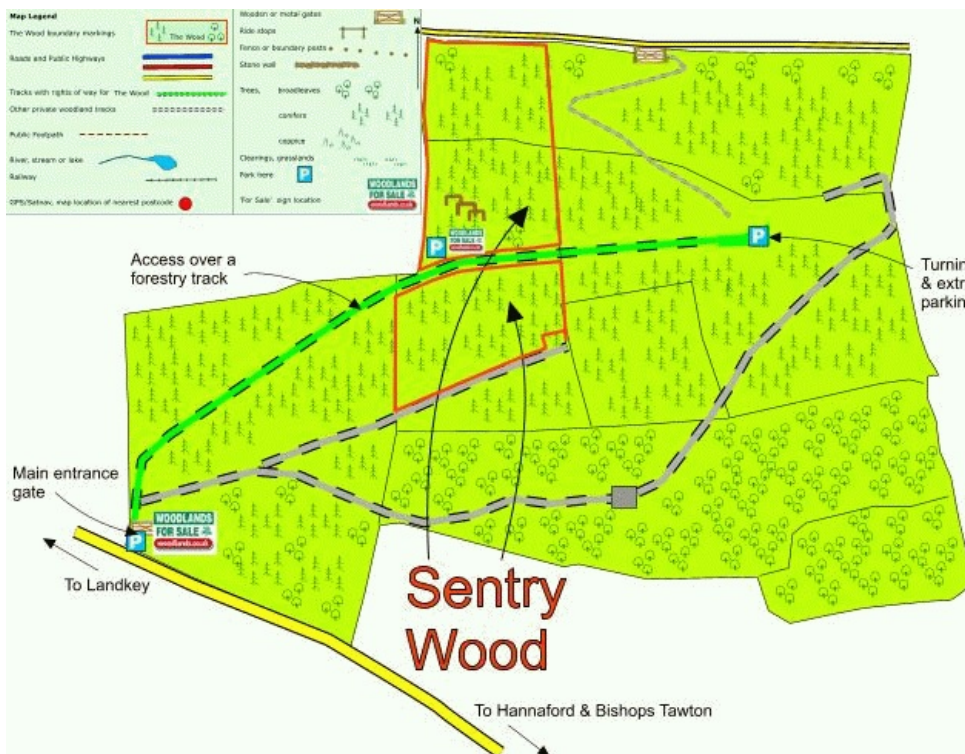
The northern boundary is an old bank along the edge of a green lane.

The eastern boundary is indicated by a line of fence posts.

The western boundary is an old beech tree lined hedge bank.

The southern boundary is along a forest track.





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.