



## Coulson Wood Devon

A mature broadleaved woodland with an area of open meadow and seasonal stream. An ideal wood for family forestry and overnight camping.

### Details

**Price:** £65,000 Freehold

**Location:** Broadwoodkelly, Winkleigh, Devon

**Size:** About 3 ¼ acres for sale

**OS Landranger:** OS No 191

**Grid ref:** SS 634 052

**Nearest post code:** EX20 2AR

### Local manager

**Stuart Brooking**

07801 789215

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



## Description

Coulson Wood forms part of a larger area of woodland and meadow nestled between the nearby village of Winkleigh and the closer village of Broadwoodkelly. Both villages have names that reflect the importance of the history of woodland in this part of Devon - Winkleigh takes its name from two Saxon words - 'wincel' meaning 'corner' and 'leah' meaning 'clearing in a forest' while Broadwoodkelly takes part of its name from the Kelly family who held the local manor.

Coulson Wood was most likely planted sometime in the 1960's and has since thrived in the fertile soil to form a glorious woodland. Running along the western boundary is a clear seasonal stream. This arises from a nearby spring which eventually joins the river Okement near the village of Jacobstowe.

The topography of the woodland is favourable and generally level.

The woodland takes its name from a local farmstead and crossroads. The name Coulson is thought to be an ancient Anglo-Saxon name derived from a surname that means son of Col. The name Col is thought to stem from the Old Welsh name Coll, which means hazel, one of the many species of trees found within the woodland.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Trees

A traditional woodland structure of '[coppice with standards](#)', the main canopy consists of well spaced tall oak trees with other broadleaved trees such as birch, willow and ash. The lower canopy, or 'understorey' is mainly hazel which would have been coppiced in the past to make wood products such as thatching spars and hurdles to use as mobile 'pens' for livestock.

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### Wildlife

A wide variety of habitat is found within Coulson Wood, a rich woodland full of diversity of species and woodland layers. The meadow and seasonal stream add to the diversity.

A number of bird species can be observed appreciating the mixed flora including tawny owls, tree creepers, long tailed tits, jays and robins.

Red deer are commonly seen in the local area, if when viewing you approach the wood carefully you may be rewarded with seeing one of these magnificent creatures. Badgers and foxes are also present.

At the east of the woodland an open meadow area attracts a number of species of butterfly including the [ringlet](#) and speckled wood.

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### Features

Along the northern, western and defining the boundary between the woodland and meadow area are old hedge banks that are shown on maps from the late 1890's.

An attractive stream meanders along the western boundary and flows most of the year.

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### Access, tracks and footpaths

Access to Coulson Wood is via a gateway from the A3124 - there is a coded padlock. Please contact Stuart on 07801 789215 for the code prior to visiting to allow you to drive to the woodland entrance.

A shared stone track takes you to a stoned parking area. This allows year round access for all types of vehicle. From here a track over the meadow provides access to both the meadow and woodland.

There are no public footpaths within the woodland or meadow.

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### Rights and covenants

The purchasers of the meadow 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

Coulson Wood is a haven for wildlife and conservation. Recreational activities such as occasional overnight stays, camp fires and family days out. The area of meadow could be planted with fruit trees or maintained as a wildflower meadow.

There are historical signs that the woodland has been [coppiced](#) in the past - this can provide a good supply of sustainable timber product for small scale forestry projects and firewood.

Become immersed in the tranquil habitat and enjoy nature via [hammocking](#). Take your hammock into the woodland, look for two sturdy trees with ample space between them. Use '[tree huggers](#)' to protect the tree bark. Embrace the natural environment within your snug shelter!

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### Local area and history

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Coulson Wood is located in the rural heartland of Devon where numerous farms and small villages hark back to a simpler historical existence in this beautiful countryside. The local village of Broadwoodkelly is one such charming place, originally one of the estates of Lord John Thynne, Sub- Dean of Westminster Abbey.

Nearby Hallows Church is located within the village and mostly dates back to the 15th century, though parts of the church are 200 years older, the church boasts an impressive stained glass window in the north wall with ancient blue and yellow glass.

A short distance away is Winkleigh, a village steeped in history with remains of 12th century castles and an old airfield that played an important role in the Second World War. It was named the [best place](#) in England & Wales to raise children in a report from 2011.

Although set in the heart of the county, access to the north Devon coast is within easy reach - 45 minutes to Westward Ho! and under an hour to Bude.

*Particulars and plans were prepared by our local manager, Stuart Brooking.*

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### How to find this meadow

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You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow 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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It is best to contact the agent prior to visiting to get the gate code so you can access the site.

- Take the A3124 south from the village of Winkleigh in the direction of North Tawton.
  
- After 1 mile stay on the A3124, passing the turn to Broadwoodkelly on your right, then Coulson Cross on your left and you will see the entrance gate to Coulson Wood shortly after on your right, just before the 'woodlands for sale' sign above the hedge.
- You can use the gate code to open the gate (**please shut and lock the gate behind you and when you leave**) and then head down the stoned track until you come to a stoned parking area on your left at the end of the track. Park here to view.
- Looking south there is a track over the field defined by fence posts on each side. Walk along this track until you come to a meadow area with the 'Coulson Wood' name sign defining the entrance. Here you can explore the meadow area and also turn right along the shared access track leading through an old gateway into the woodland part of the land.
- Once through the old gate way you will see a path into the woods on the left allowing access into the woodland part of Coulson Wood.
  
- From the south join the A3124 near North Tawton heading north in the direction of Winkleigh.
  
- Stay on the A3124 for 3 miles, passing Cadditon Cross and looking out for a double 'woodlands for sale' sign on your right where shortly after you will find the entrance gate to Coulson Wood.
- Follow the access arrangements via the gate as above.

Sat Nav / GPS note: The post code EX20 2AR is for the point shown on the location map by the red dot.

What3words at the entrance: weaned.momentous.question

## Boundaries:

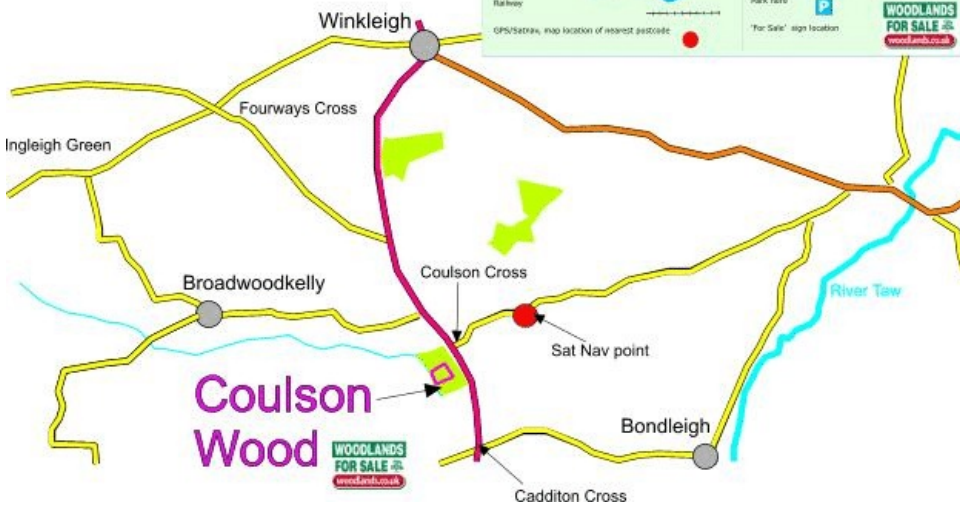
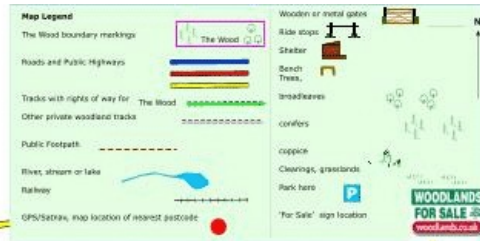
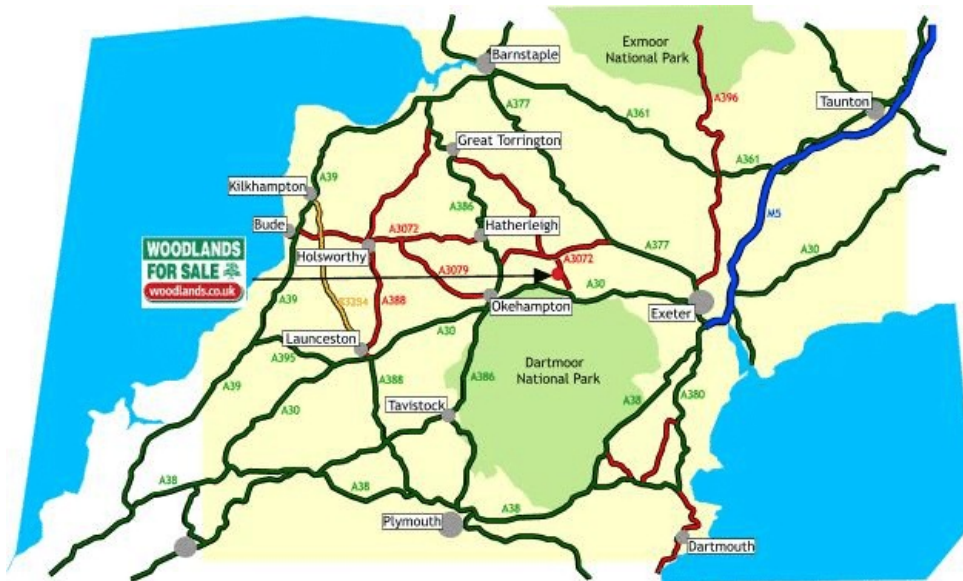
All boundaries are indicated with pink markings on posts and trees.

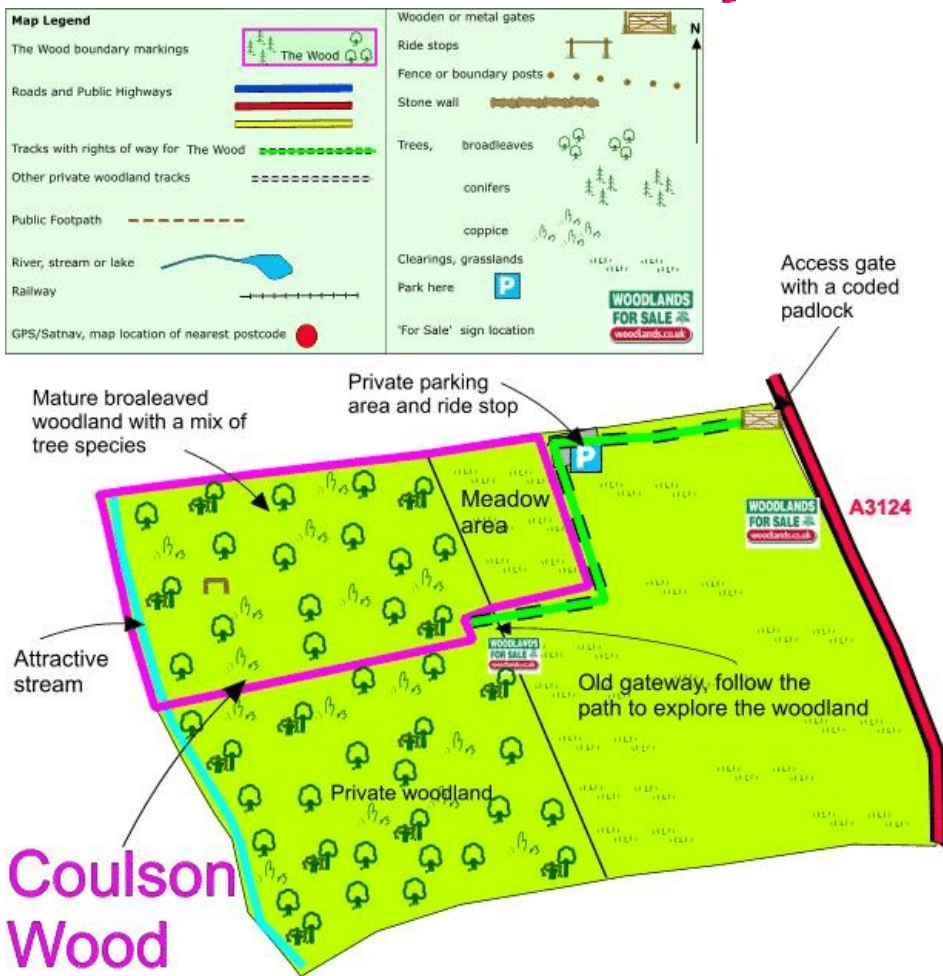
The northern boundary is an old wood/ hedge bank.

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

The southern boundary is indicated by a line of fence posts within the meadow & woodland.

The western boundary is an old wood bank.





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.