



Gimblets Wood Cornwall

A small charming broadleaved woodland with good access throughout, a great introduction to the pleasures of woodland ownership.

Details

Price: £29,000 Freehold

Location: Pipers Pool, Launceston, Cornwall

Size: About 1 ¼ acres for sale

OS Landranger: OS No 201

Grid ref: SX 251 845

Nearest post code: PL15 8QG

Local manager

Stuart Brooking

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Description

Gimblets Wood is a very useable area of native broadleaved woodland which was replanted and then left to grow naturally in the early 1990's. Sited in north Cornwall, it is a great place to camp overnight whilst exploring the wonders of nearby Bodmin Moor and the beaches of the north Cornish coast.

The purchaser will be able to experience and enjoy the calm and peaceful nature of the woodland which is set in the upper reaches of a quiet valley surrounded by farmland.

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

Gimblets Wood is a variety of planted and naturally regenerated trees that have grown well since planting in around 1990. Species include birch, oak, willow, sycamore and beech.

There is an opportunity to thin the more dense areas of trees with a thinning license from the Forestry Commission which could provide a sustainable supply of firewood.

Wildlife

Gimblets Wood is often frequented by deer, badger and foxes. Bird life includes tawny owls, buzzards and numerous other species. The dawn chorus is spectacular theatre of sound. Whist evening brings a change of mood with the hoot t hoot of owls.

Features

There is a good sized shared parking and timber stacking area which adjoins Gimblets Wood. From here you can access the woodland at the point that is defined with a hand rail and woodland name sign.

An historic boundary bank marks the southern boundary.

Throughout the woodland you can see stumps from trees that were harvested back in the early 1990's.

A bench located in the heart of the woodland is a great place to sit and ponder. Whilst visiting do take some time to sit here and take in the atmosphere. Close your eyes and the sounds and smells of the woodland take over your senses, listen to the birdsong. You will soon realise why so many people are now discovering the delights of woodland ownership.

Access, tracks and footpaths

Access is from the well-made private track off the A395, which is for the exclusive use of the woodland owners and for the occupants of Westdownend Farm.

A good access within the woodland via a stoned forestry track leads to the western side of the woodland and to the shared parking area.

There are no public rights of way through the woodland.

Rights and covenants

Such is the importance of this natural environment that it carries a special local authority Tree Preservation Order designation which is aimed at ensuring its continued existence as an important area of woodland. This does not prevent woodland management, rather it encourages best practice woodland management with advice from the local Forestry Commission representative or Local Authority Tree Officer readily available.

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

The excellent access and general good topography within Gimblets Wood makes this a very useable woodland.

Great for young and old, all can enjoy family forestry. The joys of sitting around a camp fire listening to the crackle of a fire whilst under the stars is special.

The woodland has a wide variety of wildlife, creating a hide within a clearing is a great way to get close the creatures that will share the woodland with you.

Bird boxes could be installed to create places to nest for the bird population.

Local area and history

Having once formed part of the Tregear Estate, the surrounding area of Gimblets Wood is steeped in history. An earthworks at nearby Tregear Beacon dates back to the Iron Age. There are records of Tregear 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 Tregear 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.

The woodland takes its name from a local mill which is believed to have been named after the family who ran it and the surname was first recorded in the area around 1625. A possible meaning of the name are from variations of the Scandinavian word 'Gamel', such as 'Gembel' and 'Gimbell' meaning old.

Gimblets 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 2 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 200 metres until you see the 'Gimblets Wood' name sign on the left with a wooden hand rail where you can access a cut path into the woodland.

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

What3words: goofy.shun.ticking

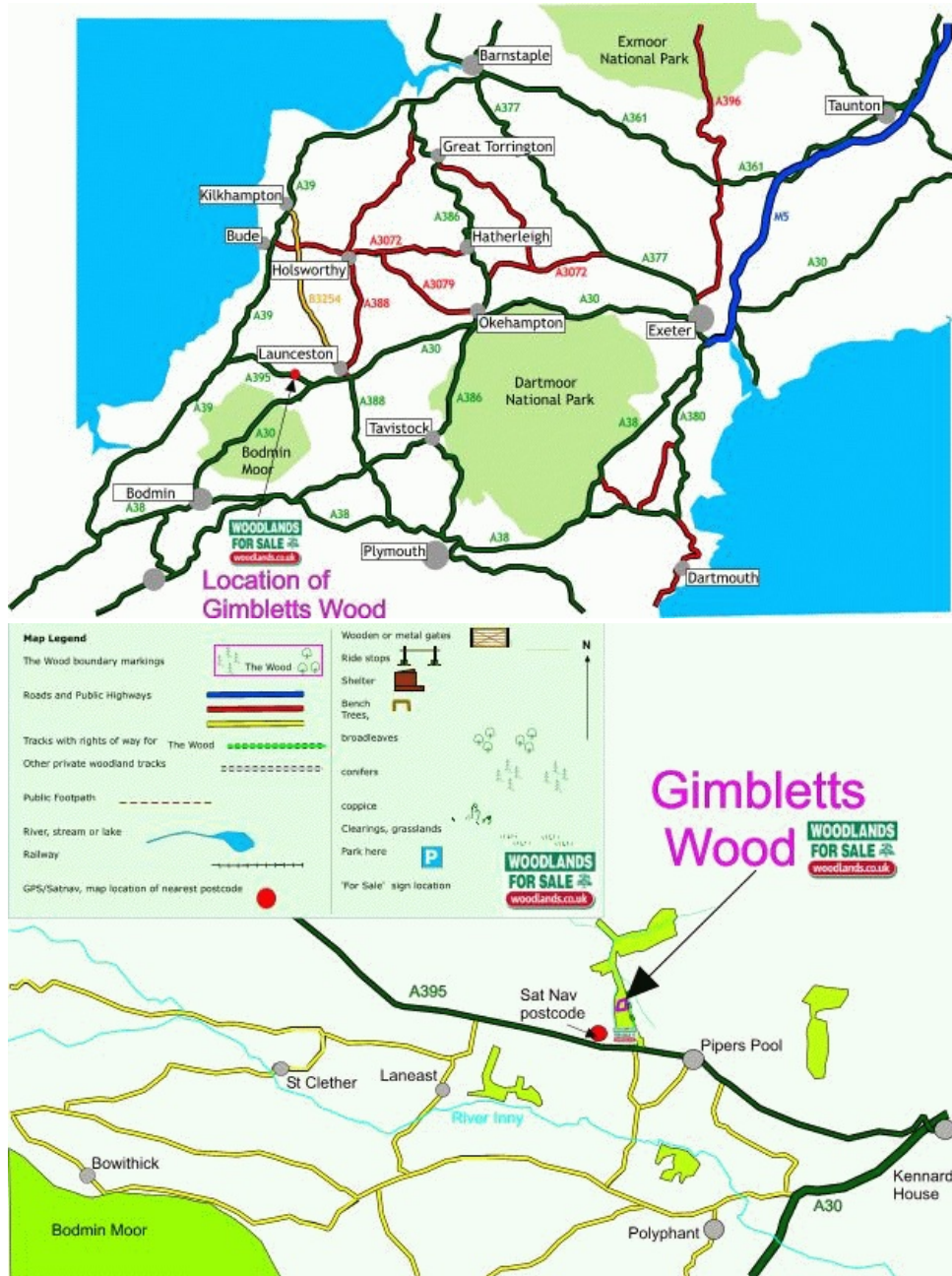
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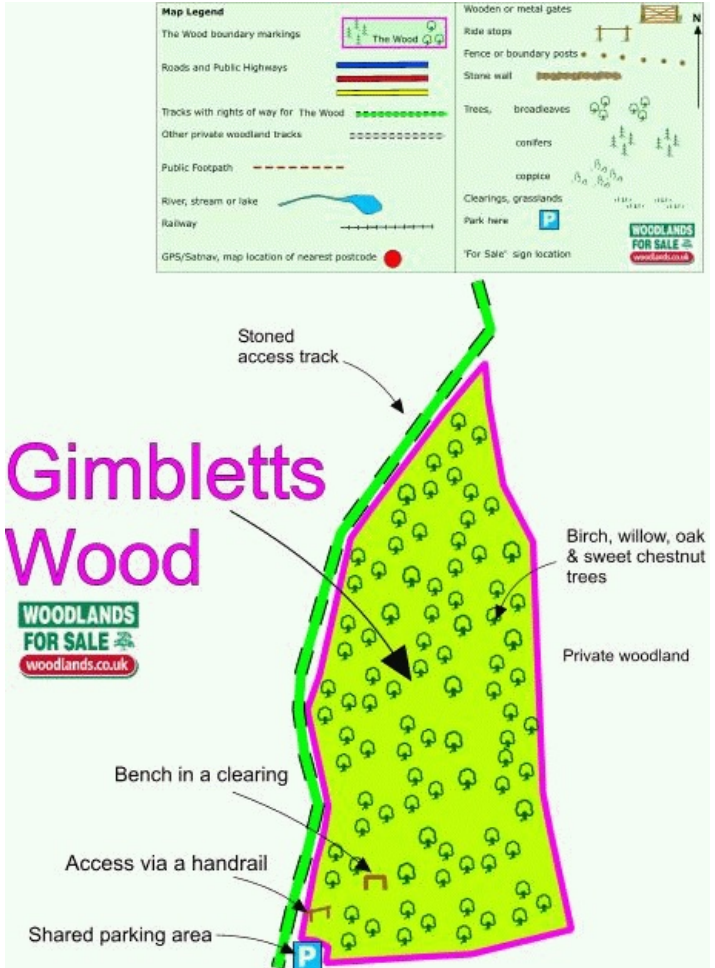
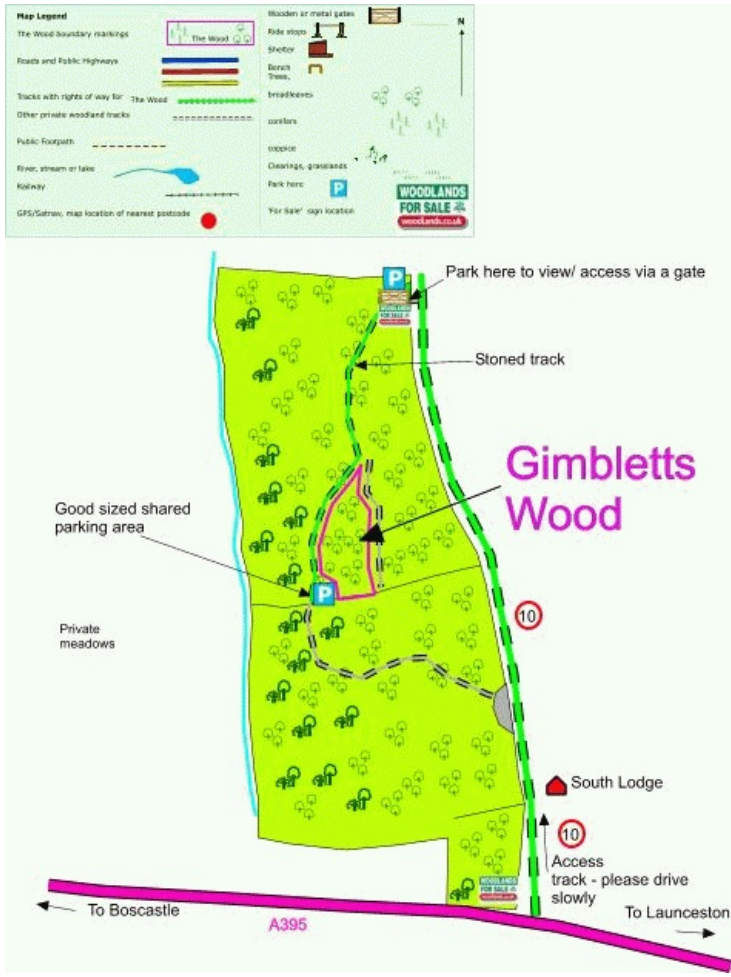
All boundaries are indicated with pink markings on posts and trees.

The northern & western boundaries are along the access track.

The southern boundary is an old hedge bank.

The eastern 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.