



## Glynn Wood Cornwall

Originally part of the Tregear Estate, Glynn Wood is now an attractive and peaceful private woodland set in a shallow valley with an impressive canopy of mature broadleaved trees and an appealing stream.

### Details

**Price:** £59,000 Freehold

**Location:** Pipers Pool, Near Launceston, Cornwall

**Size:** About 2 ⅓ acres for sale

**OS Landranger:** OS No 201

**Grid ref:** SX 250 844

**Nearest post code:** PL15 8QG

### Local manager

**Stuart Brooking**

07801 789215

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



## Description

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Glynn Wood is found near the settlement of Pipers Pool which boasts St. Breward Church dating back to the 15th century - a beautiful example of Gothic architecture. The name 'Glynn' comes from the old word glen meaning 'wooded valley with a river' which in this case is a stream that flows south to north through the heart of the woodland.

Glynn Wood has an interesting topography as the woodland slopes gently south to north with a small valley near the centre of the wood.

There is excellent access to the woodland and it is within easy reach of the A30.

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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## Trees

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The canopy of well spaced larger trees is formed of beech, oak, sweet chestnut and ash.

The understory consists of a good mix of smaller trees and shrubs which include beech, sycamore, holly and hazel.

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## Wildlife

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An impressive array of flora and fauna can be seen throughout the seasons. Spring brings bird song and flowers to the woodland whilst the leaves on the trees begin to spread colour throughout.

The height of summer brings ferns and a full canopy of leaves which give shade and shelter.

Autumnal days provide a variety of impressive fungi to discover whilst mammals busy themselves looking to fill up on winter fodder.

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## Features

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Within the heart of Glynn Wood is an impressive stream that flows down the central part of this shallow valley. At the base of this stream is a small area of wetland which attracts frogs and toads. A small pond could be created here in the future to offer additional support to these creatures and create further habitat.

There are some magnificent veteran trees dotted around, especially beech trees. Along the western boundary some of these trees line an old boundary bank which probably dates from the late 18th Century.

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## Access, tracks and footpaths

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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.

There is good internal access within the woodland via a stoned forestry track that follows the eastern edge of Glynn Wood.

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## Rights and covenants

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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 will also encourage good woodland management practice as the local Forestry Commission representative and Local Authority Tree Officer are on hand to advise on how best to achieve this.

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## Activities

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Glynn Wood is an excellent space for enjoying nature and the great outdoors. A hide could be set up to observe the local populations of birds that frequent the tree canopy. If you are very quiet you can observe deer, foxes and badgers to name but a few of the many animals that share this wood.

A small scale sustainable firewood resource can be achieved with the practice of [coppicing](#) the smaller trees within the woodland - this is a process where suitable tree species are selected such as hazel, willow, sweet chestnut and field maple - they are cut to the base and allowed to regrow into a multi stemmed tree which can then be cut on a cycle every few years to provide a long term supply of timber for firewood or woodland crafts.

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## Local area and history

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Having once formed part of the Tregear Estate, the surrounding area of Glynn Wood is steeped in history. An earthworks at nearby Tregear-down 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).

Tregeare House was built in the late 1700's by Joseph Baron, the head of a family that 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.

Glynn Wood is well located with easy access to the stunning north Cornish coast. The surfing beaches of Crackington Haven and Widemouth are within a half hour drive. The coastal town of Bude has 2 magnificent beaches. The fishing port of Boscastle is a must see, where you can also visit the bizzare but fascinating [Museum of Witchcraft and Magic](#).

The nearest settlement is Pipers Pool where St. Breward Church sits, surrounded by peaceful churchyard and beautiful views.

Glynn Wood provides an excellent base to explore Bodmin Moor, a vast area of open countryside with its ancient stone circles, monuments and standing stones. A place of true wild beauty.

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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.

## Directions

- Leave the A30 at the Kennards House Junction signposted to the A395/Wadebridge/Camelford/A39.
- Join the A395 towards North Cornwall and Camelford/Wadebridge.
- On the A395 travelling towards Camelford, continue for around 3 miles, passing through the village of Pipers Pool.
- Shortly after leaving the village look for a right turn 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 50 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 low bank by the gate and walk along the track that goes directly ahead of you for around 100 metres until you see a track on your left. Here you will see the boundary of Glynn Wood defined by pink markings.
- Turn left and walk up the track until you see the 'Glynn Wood' name sign on your right 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 for the main entrance gate: interlude.rotations.provide

## Boundaries:

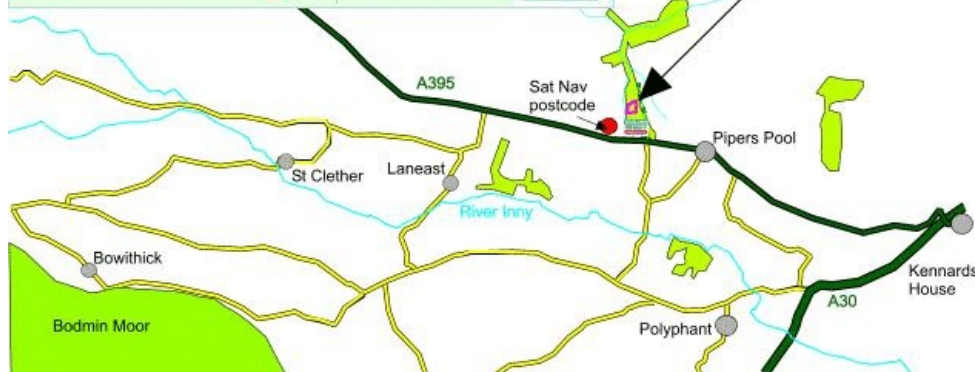
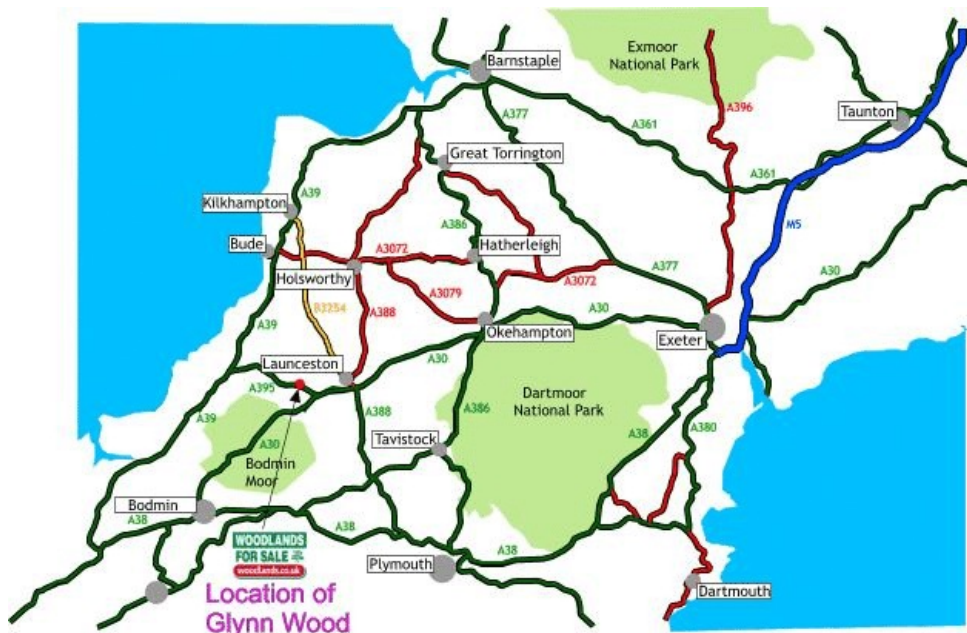
All boundaries are indicated with pink markings on posts and trees.

The northern boundary is an old wood bank and a line of trees.

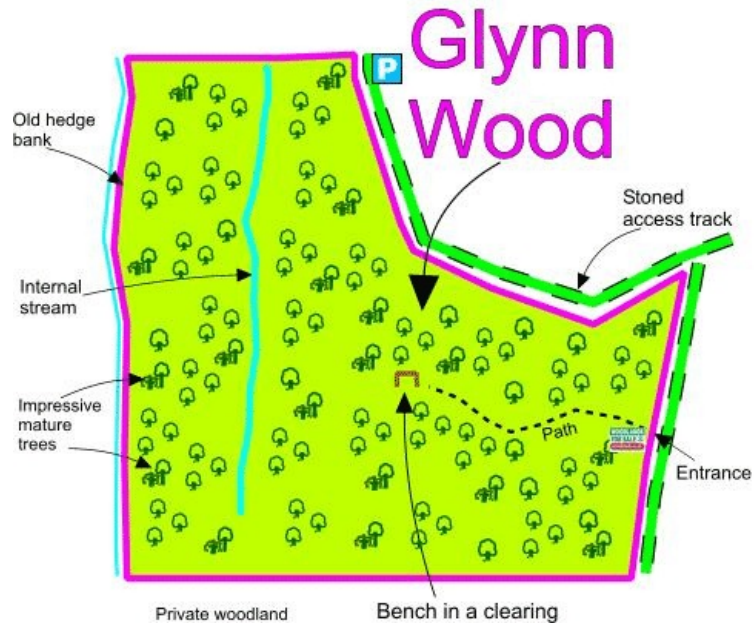
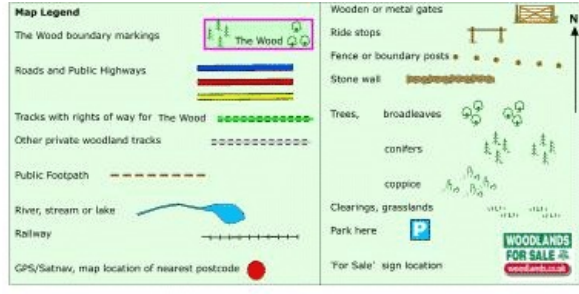
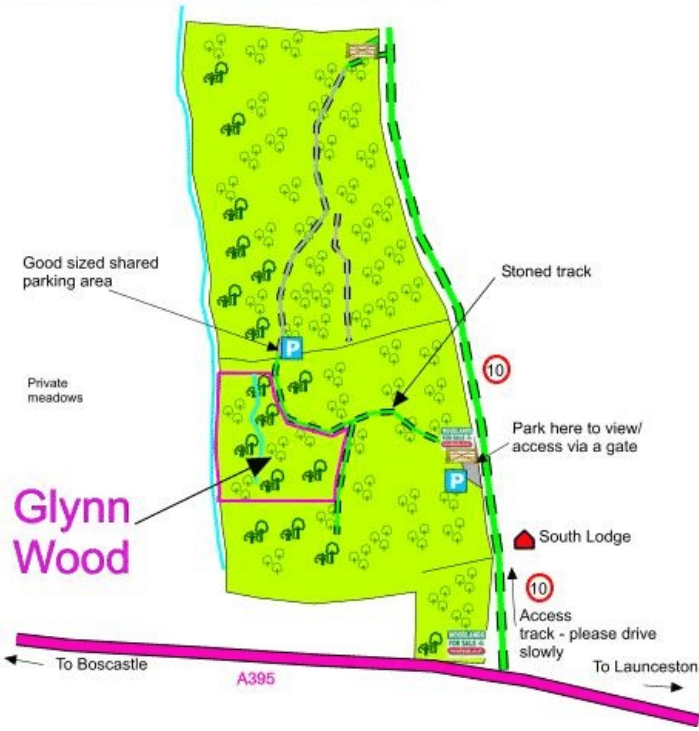
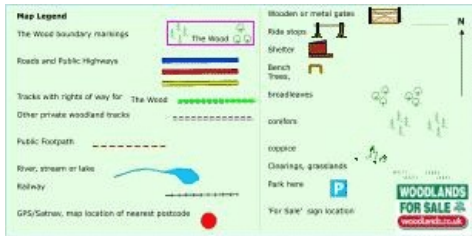
The southern boundary is indicated by a line of fence posts.

The western boundary is an old wood bank.

The eastern boundary is along the shared access 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.