



## Hobbs Wood Devon

Hobbs Wood has far reaching views over the North Devon National Landscape, located within a 15 minute drive of the north Devon coast and beach at Combe Martin.

### Details

**Price:** £89,000 Freehold

**Location:** Bratton Fleming, Near Lynton, Devon

**Size:** About 4 ¾ acres for sale

**OS Landranger:** OS No 180

**Grid ref:** SS 656 399

**Nearest post code:** EX31 4SG

### Local manager

**Stuart Brooking**

07801 789215

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



## Description

Set about 300 metres above sea level within the [North Devon UNESCO Biosphere](#), Hobbs Wood is an established woodland which is plentiful in wildlife and is ideal for peaceful enjoyment as a quiet retreat or as a place to come with family and friends to explore this picturesque part of Devon.

There is good access from the A399 and once at the woodland there is a good sized grass ride that leads around the edge of the trees to a large open area. The elevated situation of the woodland provides far reaching views over the rolling hills to the north Devon coast around Saunton Sands.

Hobbs Wood is prime for some small scale management and a thinning of the trees could eventually lead to a small income for additional improvements such as bird & bat boxes.

Named after a local shepherd Bill Hobbs, who lived at nearby Hoar Oak Cottage where he could have tended the '[Hoar Oak Tree](#)', which has been a boundary feature between the Royal Forest of Exmoor and Brendon Common since the 1600's in various forms.

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

Predominantly a mix of planted sitka spruce & douglas fir trees planted around 25 years ago, these are now prime for a thinning. There is a current thinning license on the trees to open space for the other trees to grow in girth and add value for future crops for timber - locally produced timber is a very sustainable way of supplying local craftspeople with a resource to make products such as furniture or cladding for houses. This saves importing timber from further afield both within and beyond Europe.

Along the northern and eastern boundaries are some historic hedge banks lined with beech trees that are shown on maps from the 1880's.

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### Wildlife

Deer enjoy the shelter of the woodland and can often be seen travelling through the trees.

Signs of foxes and badgers can be found in the local area, the wildlife use the grassland area as corridors, these are also ideal areas for bats to feed at dusk.

The surrounding grassland is a perfect habitat for birds of prey such as kestrels and buzzards.

Whilst visiting the wood please take some time and relax on a bench located in the wood to take in the peaceful atmosphere and observe the wildlife.

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### Features

On an old map of the area from 1888 a spring is shown rising just above the central part of the northern boundary. Signs of this spring can still be seen today. This small area of wet ground could provide an opportunity to create a pond and make use of this natural resource.

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### Access, tracks and footpaths

Access is from the A399 where a stoned area allows parking in front of the main gate - the purchaser will receive a key for the gate to allow full vehicular access. From here there is a good stoned forestry track suitable for year round use by most vehicles.

A parking area can be found by the entrance of Hobbs Wood and additional places to park nearby.

There are no public rights of way within the woodland or along the access track.

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### Rights and covenants

There are no public rights of way 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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### Activities

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!

[Forest bathing](#) is form of relaxation, being calm within the woodland environment and observing nature while breathing deeply

and Hobbs Wood is an ideal setting for this.

Hobbs Wood is ideally suited to use as a camping base from which to explore this stunning part of Devon

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### Local area and history

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Nearby points of interest include fishing at Wistlandpound or a visit to North Thorne, a deserted medieval village to the north of the nearby village of Bratton Fleming.

[Bratton Fleming](#) is situated about 7 miles north east of Barnstaple set on a ridge extending from the foothills of [Exmoor National Park](#). The village is approximately 3 miles from the park boundary and has in the village the historic Church of St Peter, and a village shop.

There are many archaeological features in the countryside surrounding the village including six separate groups of barrows within the parish of Bratton Fleming. These barrows are all Scheduled Ancient Monuments.

Hobbs Wood is a fantastic location to explore the north Devon coastline with the seaside village of Combe Martin a 15 minute drive away and the popular surfing beaches of Woolacombe, Saunton Sands and Croyde within a 30-40 minute drive.

*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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- Travelling north on the A361 leave this road at the North Aller Roundabout to join the A399 signposted towards Combe Martin, Ilfracombe and Woolacombe.
- Continue along this winding road for around 10 miles looking out for signs to Exmoor Zoo.
- Look out for a left turn for Knightacott and then, after a left hand bend, you will see a 'woodlands for sale' sign on your left. The entrance to the main woodland gate is just after the sign.
- Park in front of the gate leaving your phone number visible in case anyone needs to access the track and carefully climb over the gate and turn right onto the track.
- Stay on this track for a few hundred metres until you reach the end through an old tree lined hedge bank and on the right you will see the entrance to Hobbs Wood. If you walk past the sign and follow the grass ride north and then west you will reach the open area with stunning views.

Sat Nav / GPS note: The post code EX31 4SG is for the point shown on the location map by the red dot.

What3words at the main entrance: sway.showcases.assembles

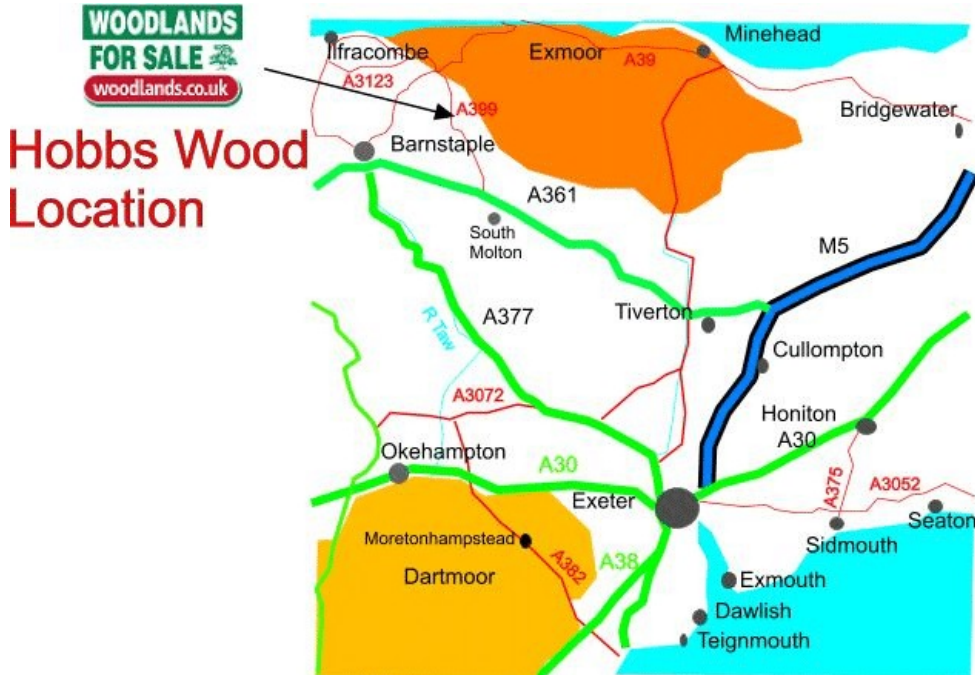
**Boundaries:**

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

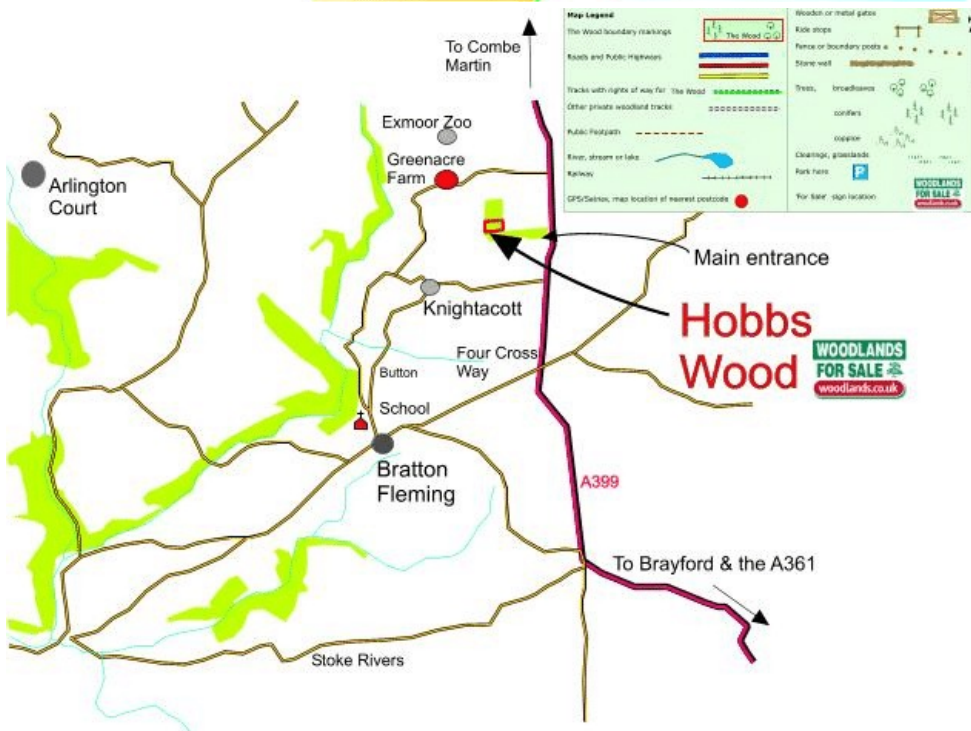
The northern and eastern boundaries are old hedges bank lined by beech trees.

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

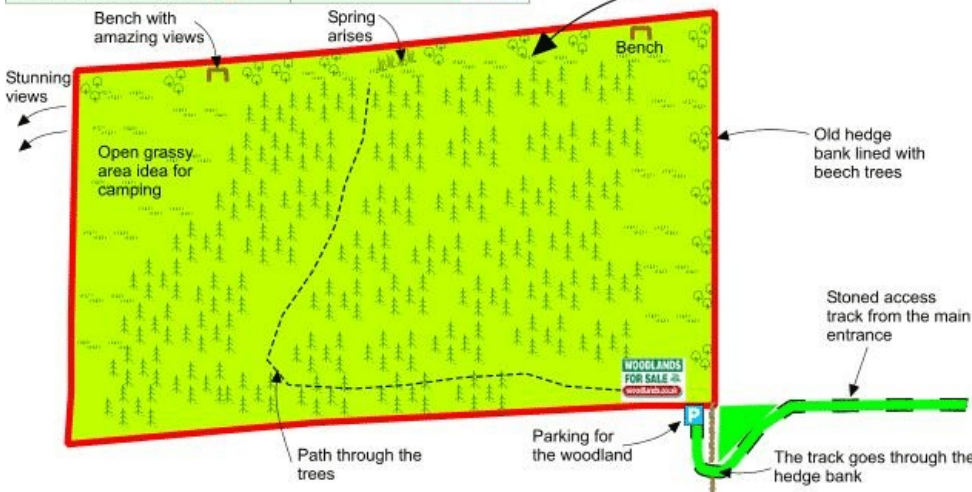
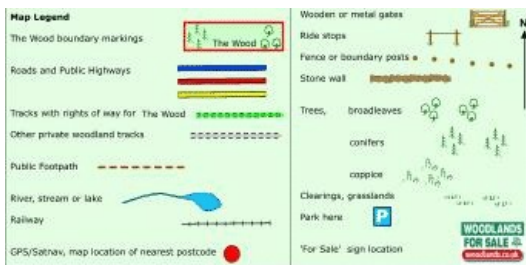
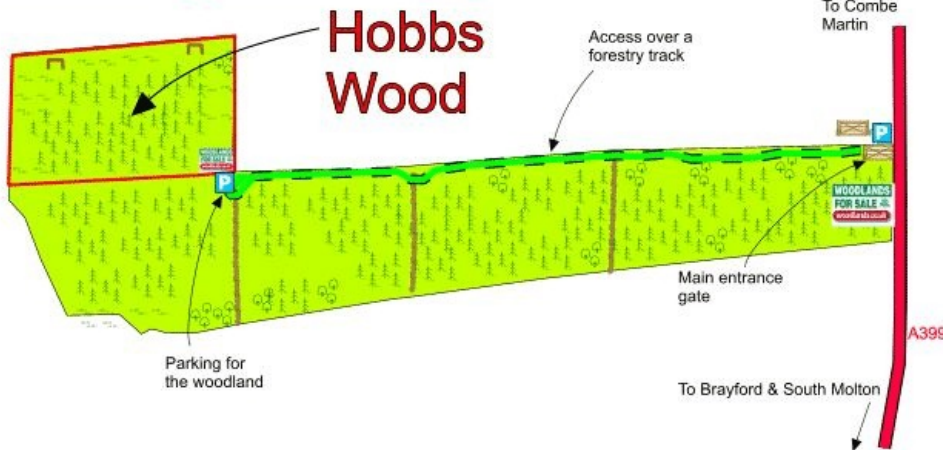
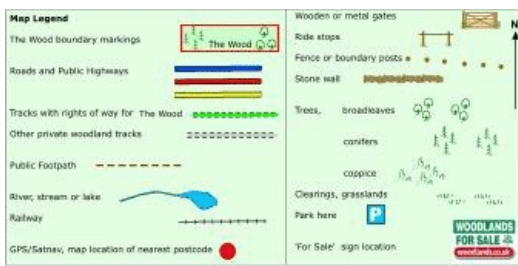
The western boundary is an old hedge bank.



# Hobbs Wood Location







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.