



Merlyn Wood Cornwall

Set upon the picturesque banks of the River Bedalder, Merlyn Wood is a highly attractive broadleaved woodland with areas of bluebells and a western facing aspect.

Details

Price: £49,000 Freehold

Location: St Neot, Bodmin, Cornwall

Size: About 2 ½ acres for sale

OS Landranger: OS No 200

Grid ref: SX 159 673

Nearest post code: PL14 6HX

Local manager

Stuart Brooking

07801 789215

stuart@woodlands.co.uk



Description

Merlyn Wood is listed as an Ancient Replanted Woodland on the Governmental website MAGIC which provides geographic information about the natural environment. This means that the area has been continuously wooded since at least 1600AD but the woodland has had the original tree cover replaced with newer plantings, usually within the last century. Ancient Replanted Woodlands often still retain many of the plant species so characteristic of ancient woodlands, even if only dormant in the seed bank in the soil.

Along the western boundary the River Bedalder flows North to South over shallow, boulder-strewn sections and deeper, more mysterious, pools. Trout can be seen darting through the water - trying to avoid the attention of kingfishers and heron. At certain times of year migratory salmon and sea trout make their way upstream to their spawning grounds. You might also catch a glimpse of a dipper, bobbing and ducking on a boulder mid-stream.

The woodland includes the river bank alongside a tarmac lane which follows the River Bedalder (also known as the Warleggan River) - a tributary of the River Fowey. The fishing rights are included in the sale, however there is currently an agreement with the Fowey River Association which ends in 2028 preventing fishing from the river bank as part of the Draynes Spawning Sanctuary Project, an effort to conserve fish stocks. More information can be obtained from the local agent.

The Gauging Station and weir within the river are under the control of the Environment Agency for the purposes of measuring the river flow.

The woodland has been [coppiced](#) in the past and provides a good supply of sustainable timber product for small scale forestry projects and firewood.

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

A variety of native broadleaved trees are found within Merlyn Wood. Oak, beech and sycamore trees form the canopy whilst the understorey is fairly open with holly and hazel in places.

Wildlife

There are encouraging signs that otters frequent this stretch of river with them marking prominent rocks with their '[spraint](#)' as shown in the photos. Kingfishers and dippers are both birds that can be seen along the watercourse.

[Mammal paths](#) can be found throughout the woodland, winding their way across the slopes. These are signs that badgers, foxes and deer all pass through while foraging for food.

Features

The local area and woodland are steeped in history and within the woodland there are signs of old charcoal making platforms, these are set on small level areas. Charcoal platforms would be spread throughout as it was coppiced to allow a charcoal burn to take place in situ, avoiding having to move the timber very far.

Access, tracks and footpaths

The woodland is accessed by a tarmac country lane and there is a good hardstanding for parking. You can access the riverbank from the country lane and there is a pedestrian track that winds up through the woodland.

There are no public rights of way within the woodland area.

Rights and covenants

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

Near the base of the woodland is a level plateau that would be ideal to set up a camping spot to enjoy with family and friends.

Both forest and river bathing can be enjoyed by the purchasers of Merlyn Wood. [Forest bathing](#) is a form of relaxation, being mindful within the woodland environment and observing nature while breathing deeply whilst the River Bedalder is suitable for wild swimming in calm times.

Local area and history

Merlyn is a name synonymous with Cornwall thanks to the legendary tales of King Arthur. Another literary link is a surname from the thriller novel Jamaica Inn by Daphne du Maurier, an uncle of the main character Mary Yellen, 'Joss' Merlyn has links to the

local smuggling gangs. The name derives from the name for a 'great lake' or 'horse pond'.

Merlyn Wood is found in a wooded valley south of Bodmin Moor, which is just a short drive, cycle or walk away. Surrounded by a number of old farmsteads, the local area is steeped in history.

To the north you will find the village of Warleggan, which includes the hamlet of Mount. The river that borders Merlyn Wood passes through Warleggan on its way from its source high on Bodmin Moor. Here it is known as the River Warleggan but further downstream known as the River Bedalder. It flows south, merging with the Dewey near Pantersbridge then continuing on to join the Fowey at Two Waters Foot.

The Warleggan River is derived from the name of the local Parish (from 'worlegan' meaning 'high place') where the course of the river flows, this name is a good summary of the river as it means place (Bed) of the alders (trees).

You may recognise the name Warleggan from the family in Winston Graham's 'Poldark' books.

Merlyn Wood is conveniently placed to explore the stunning scenery of Bodmin Moor - historic sites such as [Minions](#), not the small yellow helpers in [Despicable Me!](#) but the highest village in Cornwall or [Brown Willy](#), the highest point in Cornwall.

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

If travelling from the A30 leave at Fourhole Cross signposted to Colliford Lake, Warleggan and Mount.

Continue on this road over the moor, driving carefully as livestock roam here, for about 4 miles until you reach Far View Cross where you head straight over signposted to the A38 and Ley.

At Crowpound Cross turn right head straight on signposted towards the A38 and Ley.

Take the next right hand turn by a give way sign onto a narrow country lane.

Continue along this lane for 1.5 miles, passing Kellows Cottage, Luna, Trenay Barns and Little Trenay and follow the country lane down to the bottom of the valley until you see a 'woodlands for sale' sign. Continue along this quiet lane for around 150 metres and you will find The entrance to Merlyn Wood on your right hand side. If you drive for another 100 metres there is a stoned parking/ turning area on the right by a small green storage building.

Alternate route:

From the A38 turn off at Halfway House Inn mid-way between Liskeard and Bodmin. After $\frac{1}{4}$ mile take the first left to Tredinnick. Pass through the farm and bear left when the road forks and carry on down to the River Bedalder.

Stay on the road around the right hand corner, past some granite gate posts each side of the road and continue on for around 100 metres where you will see the entrance to the woodland on the right up some steps and to the left.

You can park above the Gauging Station which is a further 100 metres to the north just by another 'woodlands for sale' sign.

What3words for stoned parking area - presenter.numeral.pushy

Boundaries:

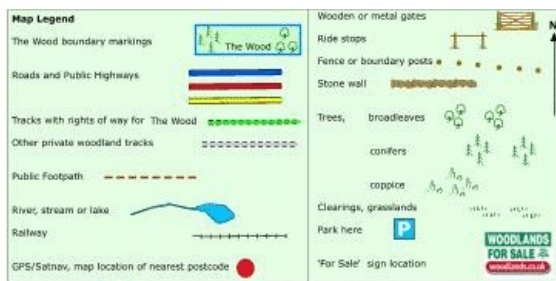
All boundaries are indicated with blue markings on posts and trees.

The northern and southern boundaries are indicated by a line of fence posts.

The western boundary is along the bank of the River Bedalder.

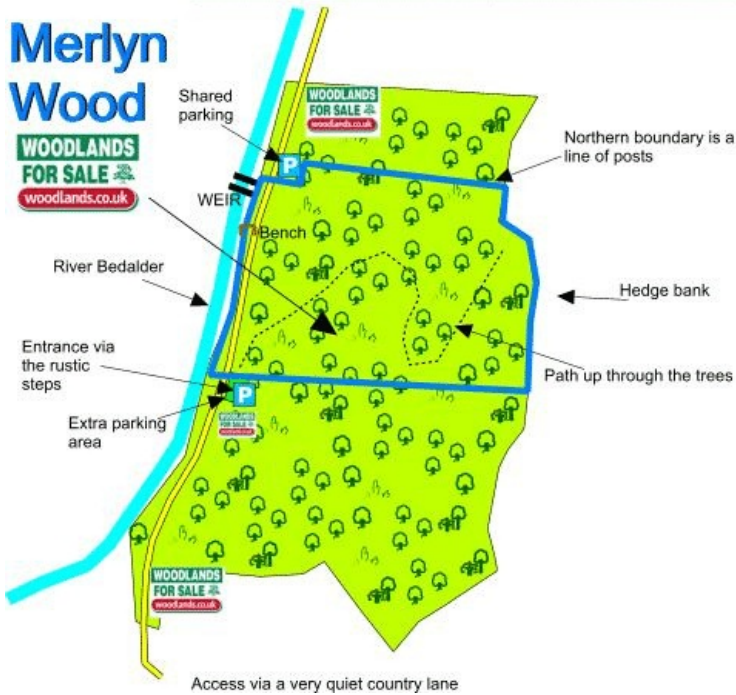
The eastern boundary is an old wood bank lined with trees.





Merlyn Wood

WOODLANDS FOR SALE
woodlands.co.uk



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.