



Trelorgan Wood Cornwall

A rare opportunity to own a highly attractive woodland with riverside setting.

Details

Price: £59,000 Freehold
Location: St Neot, Bodmin, Cornwall
Size: 2.75 acres for sale
OS Landranger: OS No 200
Grid ref: SX 159 672
Nearest post code: PL14 6HX

Local manager

Stuart Brooking
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Description

Trelorgan Wood is a very attractive traditional native woodland of mixed hardwood species set alongside a little-used country lane fronting the River Bedalder.

Positioned between the Cornish villages of Mount and St Neot; Trelorgan Wood is perfectly placed to explore nearby Bodmin Moor which is within walking or cycling distance.

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, part of an effort to conserve fish stocks. Both salmon and trout are believed to be present. 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.

Trelorgan Wood is derived from the Cornish name for dwelling (Tre) and either 'moonlight' (Iloergan) or 'woodpecker' (Illocan). 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

An excellent mix of native broadleaved trees is found within Trelorgan Wood. The canopy is dominated by larger oak and beech trees with understorey species that include birch and hazel.

Wildlife

The variety of habitat found within and around Trelorgan Wood supports numerous wildlife in the local area and woodland. Trout can be seen darting in the clear river water whilst otters and kingfishers frequent the watercourse.

Within the woodland a number of different bird species can be seen or heard including the great spotted woodpecker.

[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, small, level areas throughout the woodland. 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 to park on. 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

Popular and enjoyable activities that can be enjoyed within Trelorgan Wood include forest bathing and hammocking.

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

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!

Local area and history

Trelorgan 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 hamlet of Warleggan, which includes the hamlet of Mount. The river that runs past Trelorgan 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.

Trelorgan 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. You will find Trelorgan Wood on your right hand side. If you drive for another 200 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 ¼ 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.

Trelorgan Wood starts as you pass through the granite gate posts each side of the road and continues upstream.

You can park above the Gauging Station by a 'woodlands for Sale' sign to the north of the woodland to view.

What3words for stoned parking area - presenter.numeral.pushy

Boundaries:

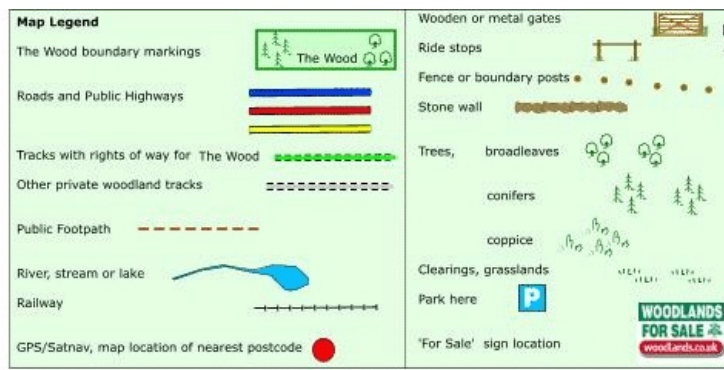
All boundaries are indicated with green markings on posts and trees.

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

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

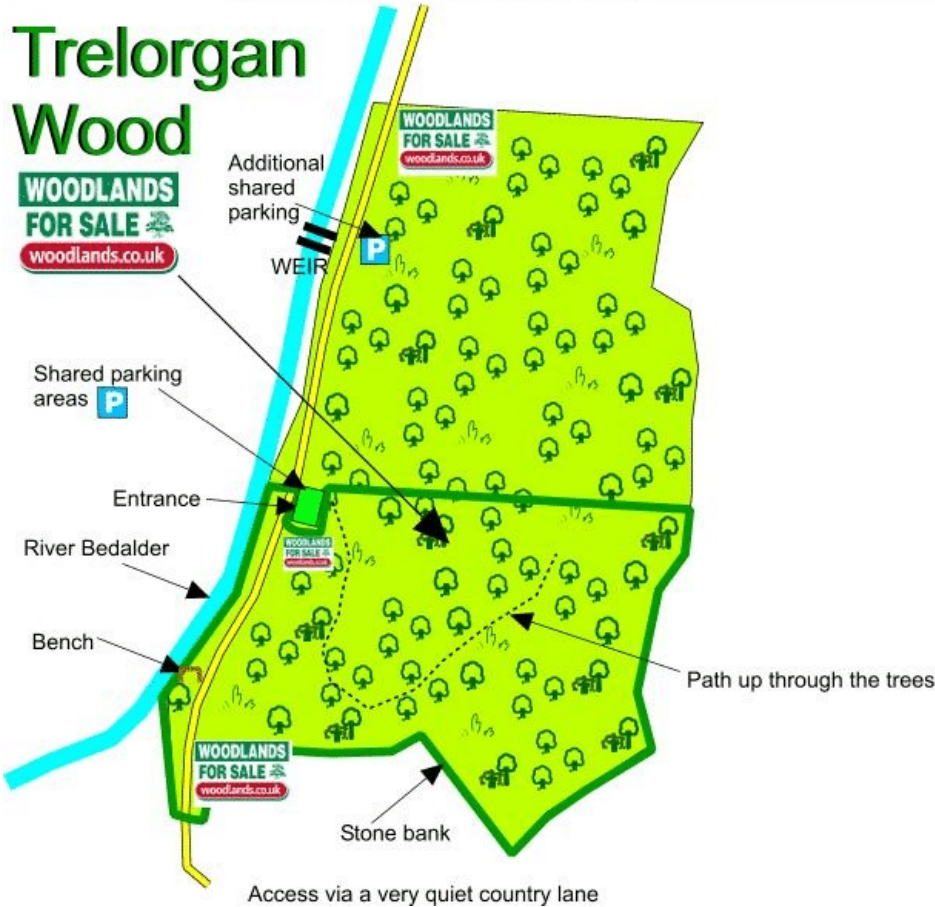
The southern and eastern boundaries are an old wood bank lined with trees.





Trelorgan Wood

WOODLANDS FOR SALE
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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.