



Carminow Wood

Devon

A peaceful rural retreat with 2 large attractive ponds set in woodland with open grassy rides.

Details

Price: £149,000 Freehold

Location: Ashwater, Near Holsworthy, Devon

Size: About 8 acres for sale

OS Landranger: OS No 190

Grid ref: SX 401 982

Nearest post code: EX21 5EP

Local manager

Stuart Brooking

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Description

Once forming part of the Braddon Estate with a 17th Century farmhouse, Carminow Wood is found at the south eastern edge of the old Braddon estate. With 2 attractive large wildlife ponds set at the heart of the land, the surrounding woodland was planted in the early 2000's as part of a shift to using coppiced timber originally to power a woodchip boiler system. The boiler system is no longer in use so the trees have been able to grow into an attractive broadleaved woodland.

A private parking area at the entrance provides excellent access to the wildlife ponds - there may be scope to turn the ponds into a personal fishing sanctuary or create additional ponds, subject to any licenses required.

The eastern section of Carminow Wood is wet hence pond creation will be easy. This woodland is [a priority woodland habitat](#).

Well situated, the woodland is ideal as a base for exploring the local area such as the north Devon & Cornwall coastline and Dartmoor.

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

Within the western side of the woodland there is a good variety of native broadleaved trees which include oak, hornbeam, sweet chestnut, ash, willow, hazel and alder.

At the east the trees are generally more spaced out with a fringe of dense woodland along the edge of the woodland with some good examples of scots pine (*Pinus sylvestris*) - a native conifer tree.

Wildlife

It is a joy to sit at one of the rustic picnic benches around the edge of the wildlife ponds and take in the atmosphere whilst absorbing the sights, sounds and smells of this beautiful environment.

Around the pond such colourful delights as the blue iris and yellow flag iris burst into full beauty in the spring. [Coots \(*Fulica atra*\)](#) scamper over the water and leave their messy nests within the foliage in the spring.

Spring brings an incredible site when all the frogs and toads leave their over-wintering nests and return to the ponds, their birthplace, to reproduce. Hundreds of each can be observed in and around the lake calling to attract a mate. An amazing experience.

The ponds also attract numerous species of dragonflies and damselflies. These beautiful insects belong to the Odonata order and date back to prehistoric times when there were species as large as eagles roaming the skies!

If you sit still you may be rewarded with a visit from some of the resident roe deer.

Features

The woodland benefits from a private parking area that leads to the 2 spectacular wildlife ponds. Around the pond edge are two rustic picnic benches with views over each pond respectively.

Through the centre of the trees is a grassy ride and spurring off this are numerous open areas ideal for camping.

Access, tracks and footpaths

Access to the woodland from the public highway is along a shared concrete track which then becomes a shared stoned forestry track suitable for most vehicles year round.

There are no public rights of way within the woodland.

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

With the focal point of two large wildlife ponds set within an attractive woodland, nature enjoyment is top of the list for the purchaser of Carminow Wood. Plenty of sunlight upon this level slightly south facing woodland is perfect for wildlife photography or setting up an easel for landscape painting.

Immerse yourself in the tranquillity of the woodland and enjoy some [forest bathing](#) and mindfulness to escape the pressures of modern living.

Personal fishing may be a possible use of the existing ponds or there is scope to create further ponds, subject to any permission required.

Local area and history

Carminow Wood enjoys an idyllic rural location hidden within the beautiful north Devon countryside set in the parish of Ashwater - named in the Doomsday Book in 1086 as Aissa which was the local manor. By 1270 the name had become Esse Water and within a couple of decades Assewalteri.

There is a [hint of the magical world of Harry Potter](#) in the parish with the nearby hamlet of Quoditch, possibly the game of 'Quidditch' derives from this as featured in the series of novels by J.K.Rowling who studied at Exeter University.

The manor of 'Aissa', now Ashwater, was eventually owned by the Carminow family - a great family from Cornwall who owned a number of manors in the South west. In the church of St. Peter is a monument with a male and female figure - the male figure clad in armour with his helmet visor open. It is said that this is the last of the males called Carminow, Thomas, and his wife Jane.

Although set in a peaceful location, the A30 is accessible and to the north the market town of Holsworthy is only a few miles away whilst the popular north Cornwall surfing beaches lie 15 miles to the west, offering opportunities for surfing and bodyboarding along with walking, sailing and fishing.

The local village of Ashwater is within walking distance and provides a pub, [community shop](#), [post office](#) and church.

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

- Take the A30 and from either westbound or eastbound leave at the junction at Stowford Cross signposted to Roadford Lake as well as Broadwoodwidge & Bratton Clovelly.
- Turn left at the T-junction if you are coming off eastbound from the A30 or right at the T-junction if coming off westbound from the A30, each way will be signposted to Broadwoodwidge & Roadford Lake.
- Stay on this road for 5 miles, crossing the stunning landscape of Roadford Lake until you get to Ivyhouse Cross where you turn left.
- Turn immediately left at Reservoir Cross towards Ashwater.
- Stay on this road for 3 miles, going through Ashmill, until you see a farm lane on your right signposted to Braddon & East Venn.
- Turn right onto the farm lane and take the left turn at the first fork towards the Braddon Estate.
- After around 100 metres look out for the old metal gates on your left indicating the old entrance of the estate and continue along this track until you come to a T junction.
- Stay on the main concrete track here, turning right and then at almost immediately at another fork in the track follow the concrete track right into the old courtyard of the estate. Please drive with care here.
- Drive slowly through the courtyard, out into an open field and head down the hill on a stoned forestry track.
- Follow this track around to the left, along for around 150 metres and then continue along the track around to the right.
- Keep on this long straight part of the stoned forestry track, passing a large lake on your right, until it turns left at the end.
- Here on the left you will find the entrance to Carminow Wood and private parking area.

Satnav/GPS note: the postcode EX21 5EP is for the point shown by the red dot on the two location maps.

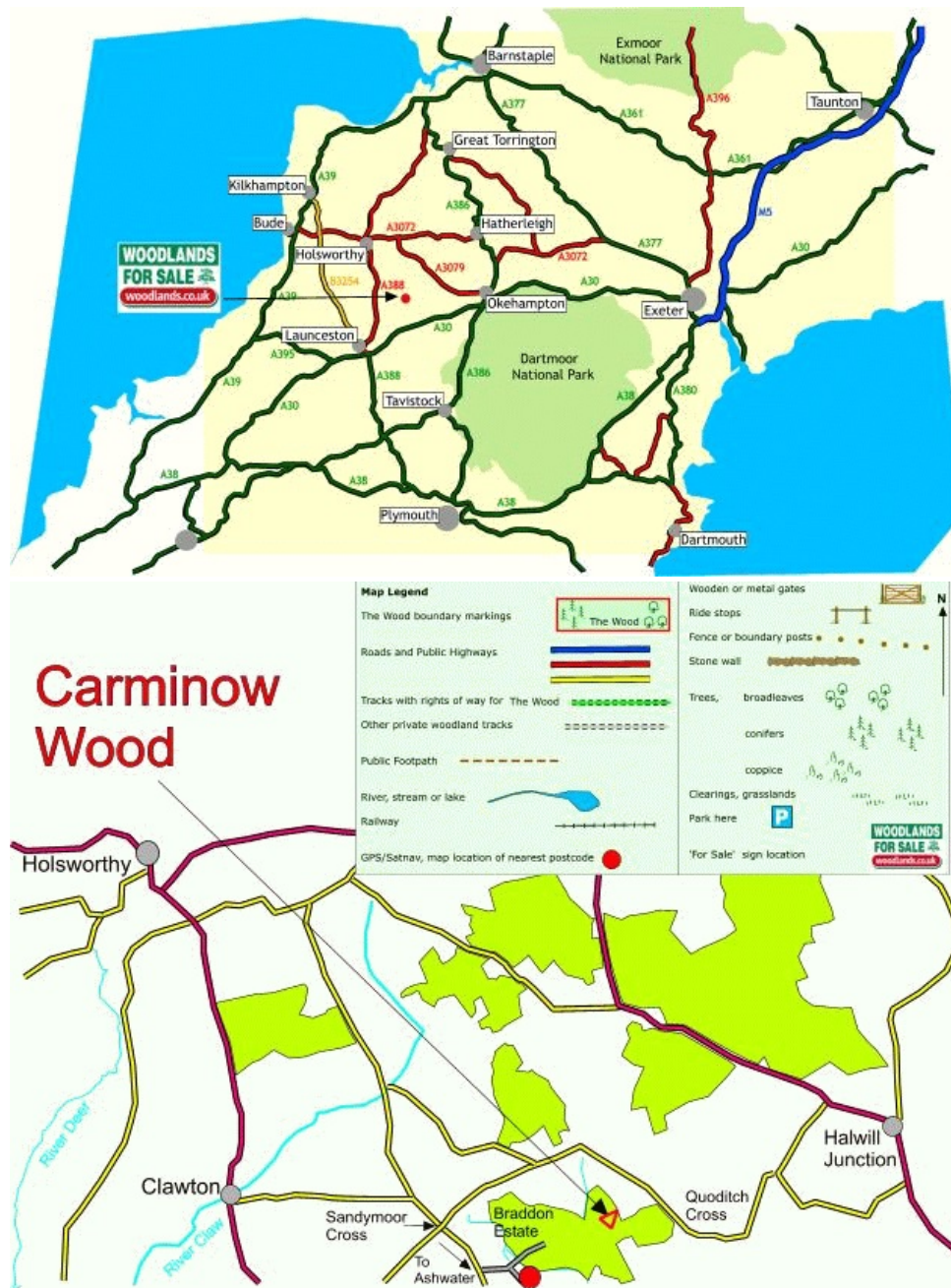
Boundaries:

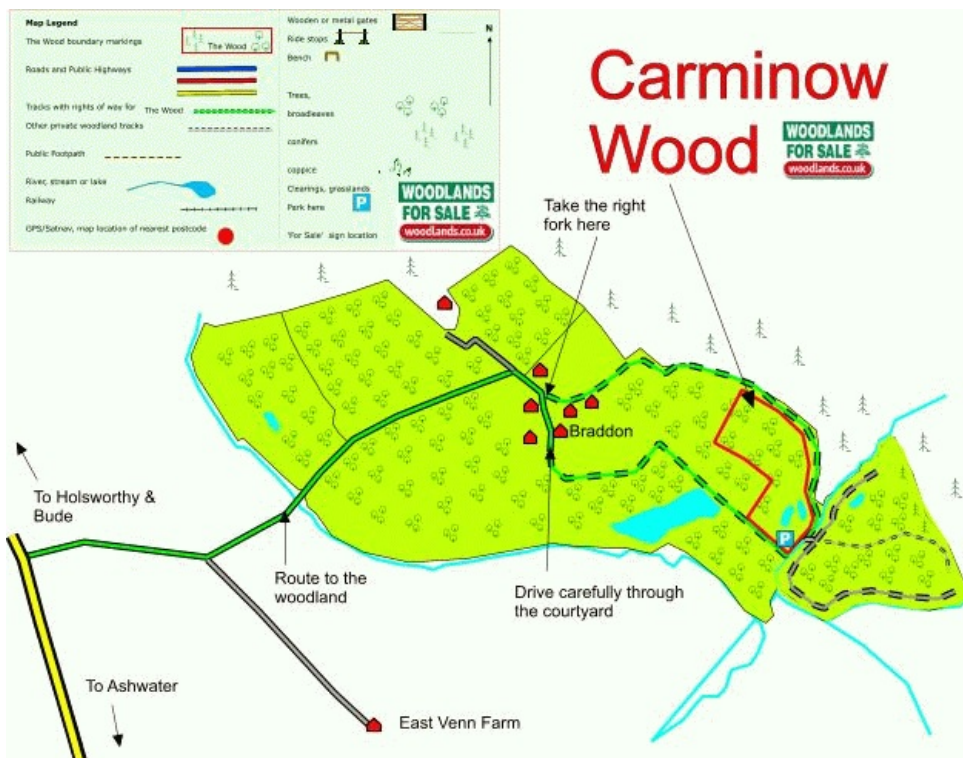
All boundaries are indicated with red markings on trees and posts.

The northern & eastern boundaries are along the edge of a forest track.

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

The southern boundary is along the 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.