



**GREAT COPSE, near Moretonhamstead
Dartmoor, Devon
4.3 acres**



This is the smallest great wood we have ever come across! It is in a beautiful location in the heart of Dartmoor National Park and will work equally well as an idyllic getaway, or actively managed for firewood and conservation. Good access with a natural clearing for camping.

PRICE: £35,000

DIRECTIONS

Take care, as this is not the easiest site to find, but you will be rewarded when you get there.

From A38 / the south.

At the main Chudleigh exit, turn off the A38, north along the B3193, signed to Trusham Quarry. Take the first left after the quarry, a narrow lane signposted to Hennock. Take the first right after quarter of a mile and pass through Teign Village, and continue through to Hennock. In Hennock you will come to a steep T junction; bear right here and follow the road around to the left out of the village. Take the next right after a quarter of a mile and follow this lane (Beadon lane) down the hill. Tottiford Copse is at the bottom of the hill, with a wooden gate on the left.

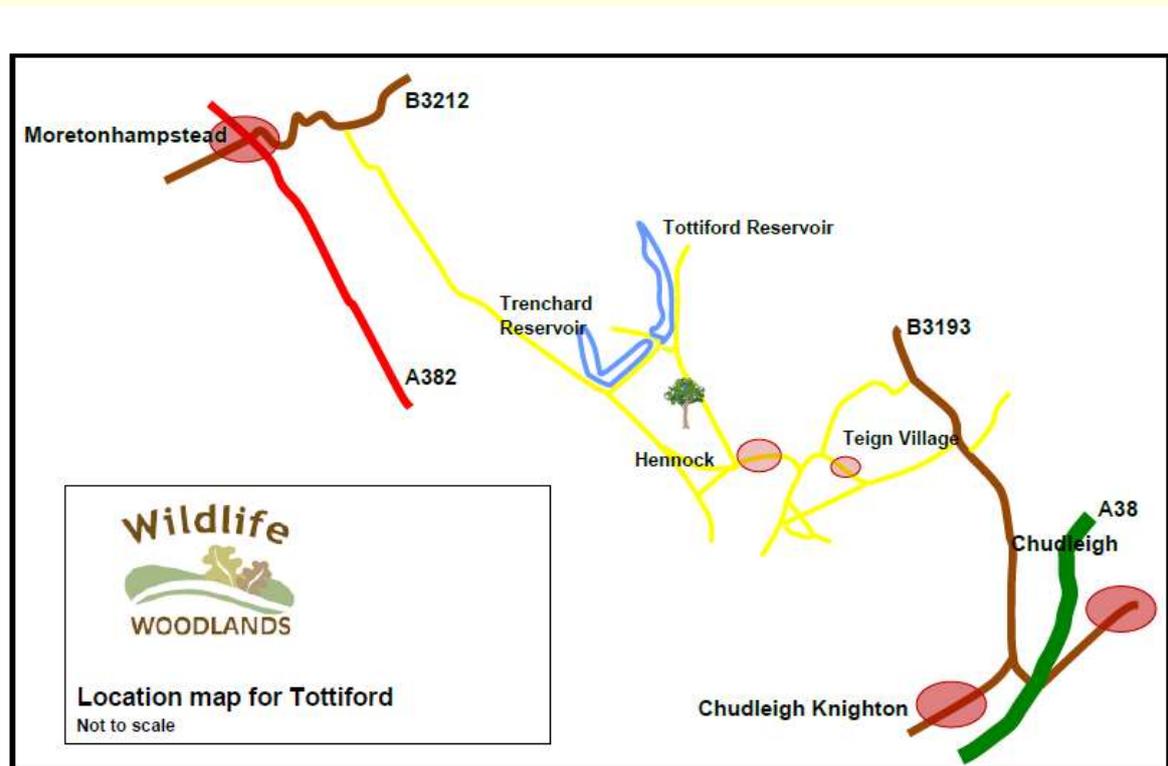
From Moretonhampstead / the north

Leave Moretonhampstead on the B3212, signed for Exeter. The road winds down a valley and then up the side, with numerous sharp bends. At the brow of the hill there is a small crossroads, with two turning to the right. Take the first of these, signed to Tottiford Reservoir. Follow this country lane for about three miles, when the road opens slightly, with a car park for Trenchard Reservoir and a turning off to the left. Take this turning, which is effectively straight on, and follow around for quarter of a mile. As the lane turns to the left, between two reservoirs, take a right turn, and follow around, with Tottiford Reservoir on the left. At the next junction, turn right, and follow for half a mile. You pass a mature conifer wood on the left, and as the lane crosses a stream at the bottom you come to the entrance to Tottiford Copse, the second entrance on your right.

You may open the gate and park in the wood, or there is a wide timber stacking and parking area at the entrance to the Forestry Commission's Canonteign Wood.

Nearest railway station: Newton Abbot (13 miles), Exeter (15 miles).

LOCATION



MAP OF WOOD



PHOTOGRAPHS



General view



Bluebells



Glade / camping area



Mountain Ash

WOODLAND DESCRIPTION

Tottiford Copse is an ancient woodland, believed to have been woodland continuously since the last ice age. It is situated in a sheltered valley on the southern side of Dartmoor, and area of tall hedges and narrow country lanes.

The wood is a diverse mix of native trees and shrubs, including hazel, oak and silver birch, with some beech and sycamore also present. On the higher slopes rocky outcrops occur, and form a natural boundary with the adjacent Tottiford Wood. On the lower ground the land is much flatter, with a good access off the narrow country lane, and a natural clearing for camping. The understorey is quite open, with regular deer grazing, predominantly red deer, but also roe. In spring the wood is a carpet of bluebells, with bracken dominating the understory later in the year.

There has been little management of the wood in recent years, although the more open lower ground suggests that it may have been used for light stock grazing or winter shelter in previous times.

The boundary with Tottiford Wood is marked by a series of timber posts.

THE LOCAL AREA

South east Dartmoor is an area of sheltered valleys, woodland and stone hedge banks, rather than the more familiar open heather moors. Nearby are several small reservoirs, with plenty of local walks to choose from.

The small town of Moretonhampstead is nearby. It was previously an important market town for the moor, and remains a thriving local centre with shops, pubs and restaurant. You are also near many pretty postcard Dartmoor villages, including Lustleigh and North Bovey, or the open moors and tors can provide a challenge for the more energetic. One of the best locations we have been able to offer for one of our woods.

TITLE

Freehold. Registered land. Includes all sporting rights.

LINKS

<http://www.discoverdartmoor.co.uk/>

<http://www.dartmoor-npa.gov.uk/>

<http://www.nationaltrust.org.uk/main/w-vh/w-visits/w-findaplace/w-castledrogo/>

<http://www.devonwildlifetrust.org/>