



Bond
Oxborough
Phillips

Changing Lifestyles

Great Gratton Copse

Cheriton Bishop

EX6 6JD



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £80,000



01837 500600

Great Gratton Copse, Cheriton Bishop, EX6 6JD.



A rare opportunity to own 4.37 acres of private woodland near Cheriton Bishop, with excellent access to Exeter and Dartmoor National Park...



Nestled near Cheriton Bishop, Devon, Crooked Oak Woods offers 4.37 acres of serene, freehold woodland, a perfect escape for nature lovers, outdoor enthusiasts, or anyone seeking a peaceful retreat. The woodland features a delightful mix of tree species, including Birch, Douglas Fir, Rowan, Oak, Hazel, Holly, and Beech, with a charming stream marking its boundary. Fishing and hunting rights further enhance the appeal of this private haven, which benefits from no public rights of way, ensuring complete exclusivity.

The property includes a waterproof caravan, which, while requiring refurbishment, offers potential as a base. Partially insulated and featuring cupboards and seating, it's a project for the next owner to complete. One side is painted in military camouflage, adding character to this unique woodland feature. Access to the woods is via a quiet country lane, with two non-tarmac parking spaces at the top shared with the neighboring woodland. A 4-wheel drive is required to reach the caravan, though there's an option to park at the top and walk down.

Crooked Oak Woods enjoys excellent connectivity, being just a short drive from the A30 at Cheriton Bishop, providing easy access to Exeter, Launceston, and beyond. The surrounding quiet lanes are ideal for exploration on foot or by bike, while the nearby Dartmoor National Park offers 368 square miles of breathtaking moorland and river valleys. Historical landmarks such as the castles at Okehampton and Lydford are also within easy reach, providing plenty of options for memorable days out. For those craving coastal adventures, the stunning beaches of North Cornwall, including the popular resort of Bude, are just a 60-minute drive away.

Title Number: DN706735. Plans, photos, and additional documentation are available upon request.

Agent Note: There are no permissions or rights to construct a permanent dwelling on the woodland.

Agent Note: The future owner is permitted to stay overnight at the woodland for up to 28 days per year; however, permanent residency is not allowed.