



**Tinners Wood** is a secluded mature conifer woodland set within Dartmoor National Park.

Inside the woodland you will find a pleasant picnic area with a table and bench that looks out across the valley towards the attractive River Lemon. Tinners Wood sits far from the nearest road and birdsong is the only sound to be heard. Wildlife is in abundance and woodland tracks criss-cross the site at various levels.

Apart from the well stocked towering conifer, the woodland has begun to diversify naturally, pockets of hazel, beech, chestnut, holly and sycamore can be found throughout.

While the woodland does lie on the side of the valley, there is scope to build a platform for camping and woodland activities, which would also make the most of the far reaching views. The woodland makes up part of the much larger Goodstone Forest which sits around 200m above sea level and has been wooded since the 1880's.

### Details for this wood

**Guide price:** £45,000 - Freehold

**Size:** About 2¾ acres

**Location:** Sigford, Ashburton, Devon

**OS Landranger:** No 191

**Grid ref:** SX 78429 73368

**Nearest post code:** TQ12 6LH

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Set within the beautiful Dartmoor National Park the woodland has the benefit of being surrounded by picturesque villages and a wealth of walks. The historic town of Totnes is only a short drive, Dartmouth and the coast just 40 minutes away.

Ward is Ashburton & Buckfastleigh and the County Council is Devon

**Boundaries:** All boundaries are open and marked purple. The south borders the main track, the north also follows a wide track. East and west border private woodland.

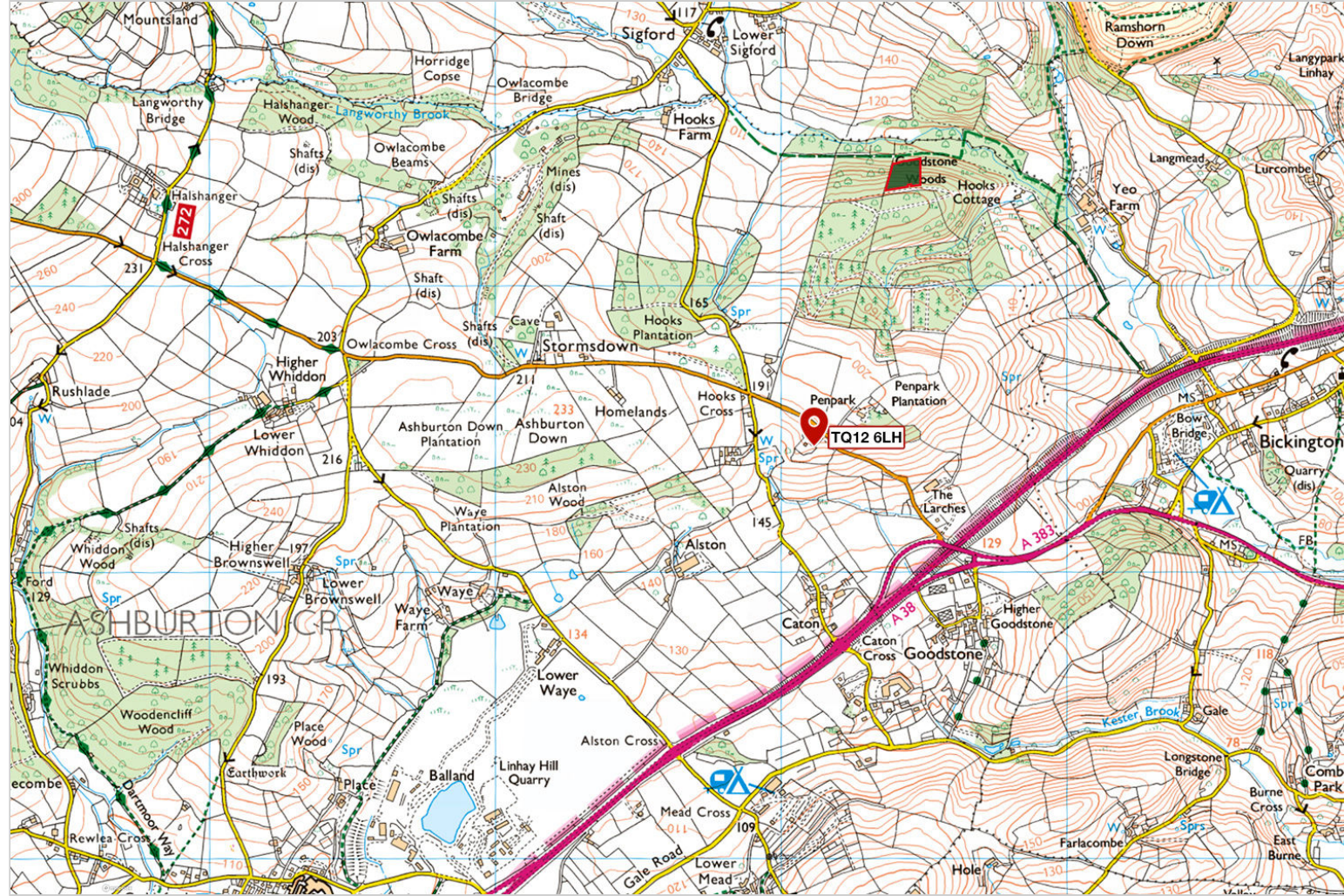
**Access:** There is excellent vehicle access all year round via the shared woodland track that crosses two sets of locked gates. There are two parking areas, one near the entrance and also inside the woodland itself.

[Click HERE](#) to see free OS maps and scroll out for a wider view.

**Viewing:** You are welcome to visit this wood by yourself, but please [Click here](#) to download the details showing the location of the woodland and 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 or tablet. Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception.









## Directions

### Tinners Wood, Sigford, Ashburton

1. [Click here for Bing Maps Directions](#) enter your own postcode, and click on the "Directions" box.

- For viewing purposes, park at the entrance marked as point 'A' on the map. Please don't block the gate.
- Climb over the gate and follow the private track for 300m until you reach another set of gates. Again, climb over and follow the track marked in blue on the map. After approx 600m turn right, Tinners Wood will be on your left after another 50m.

2. **For Satnav:** the nearest postcode is **TQ12 6LH** as shown by the marker on the maps. The main coordinates for access are: **50.540356, -3.723482. W3W: ///innocence.glow.s.cards**

**Please note:** the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.