



Leah Wood is a charming and secluded woodland retreat tucked away in the heart of the Devon countryside, lying between Exmoor and Dartmoor.

Though modest in size, this peaceful woodland has much to offer. A gentle stream traces the northern edge of the site, providing scenic views across open fields. Its remote location, far from any roads, makes it a haven for wildlife—deer are frequent visitors.

Scattered throughout the wood are several open glades and clearings, ideal for setting up camp or enjoying woodland-based activities. The woodland is predominantly oak, beech, and birch, with holly, hazel, and hawthorn adding to the diversity. The terrain is mostly flat, making it easy to explore and enjoy.

At just over 1.6 acres, Leah Wood is an easily manageable size—perfect for those looking to take their first step into woodland ownership.

Conveniently positioned in mid-Devon, both the north and south coasts are within easy reach. The nearby market town of Chulmleigh provides local amenities, including shops and restaurants, just a short drive away.

The ward is Witheridge and the County Council is Devon.

Boundaries: The boundary is open on all sides and marked with orange posts to the west and blue posts the east. North follows the stream and open fields beyond. South follows the main access track.

Access: Vehicle access is possible all year round via a hard track and a shared locked gates. With some clearing parking would be possible within the woodland.

Covenant: There is a covenant on the wood designed to ensure the quiet and peaceful enjoyment of this and adjoining woodlands, click [HERE](#) to read and download.

[Click HERE](#) to see free OS maps.

Details for this wood

Guide price: £28,000 - Freehold

Size: About 1.6 acres

Location: Chulmleigh, Tiverton

OS Landranger: No. 180

Grid ref: SS 74688 17597

Nearest post code: EX17 4SW

Contact: Ben Williamson

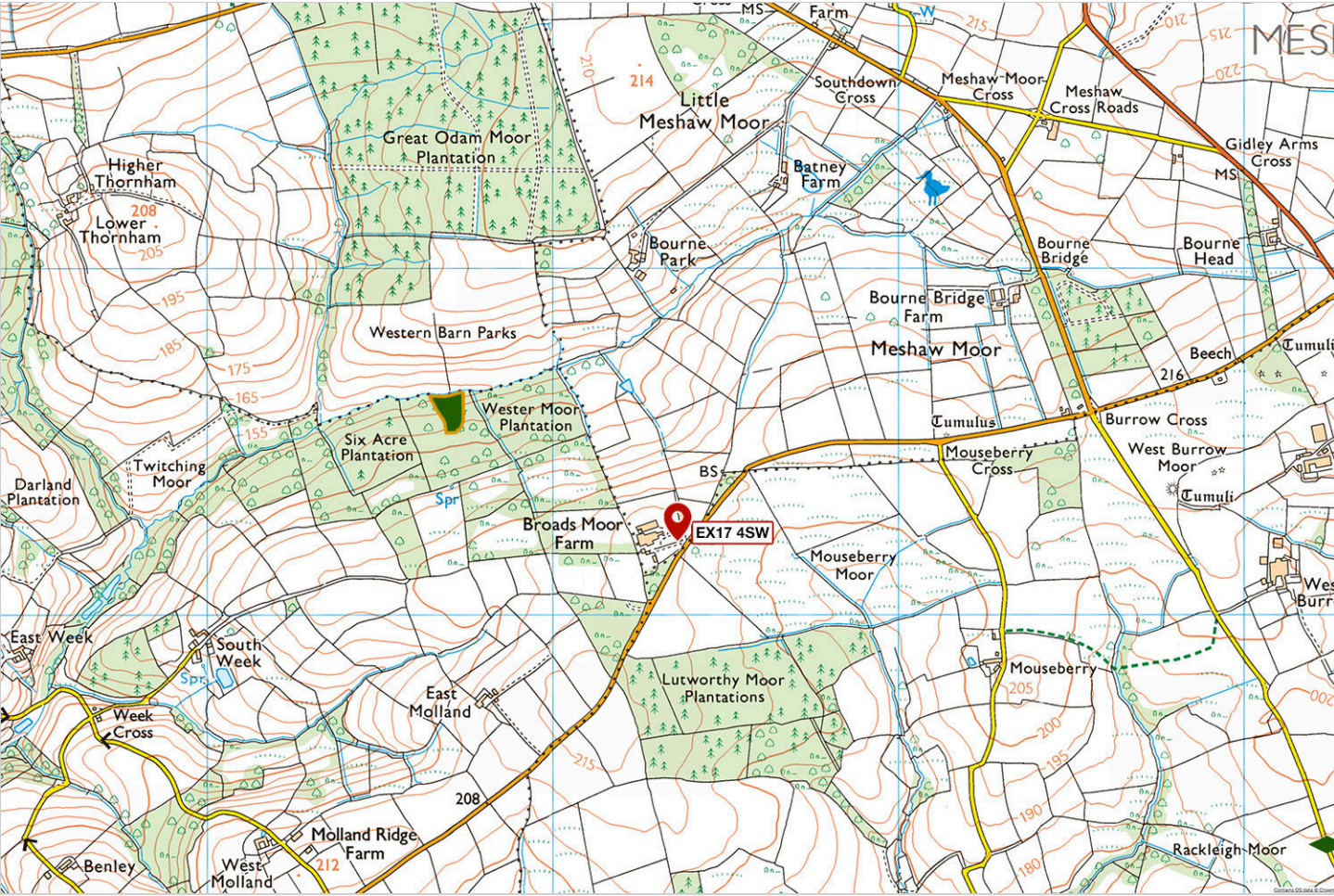
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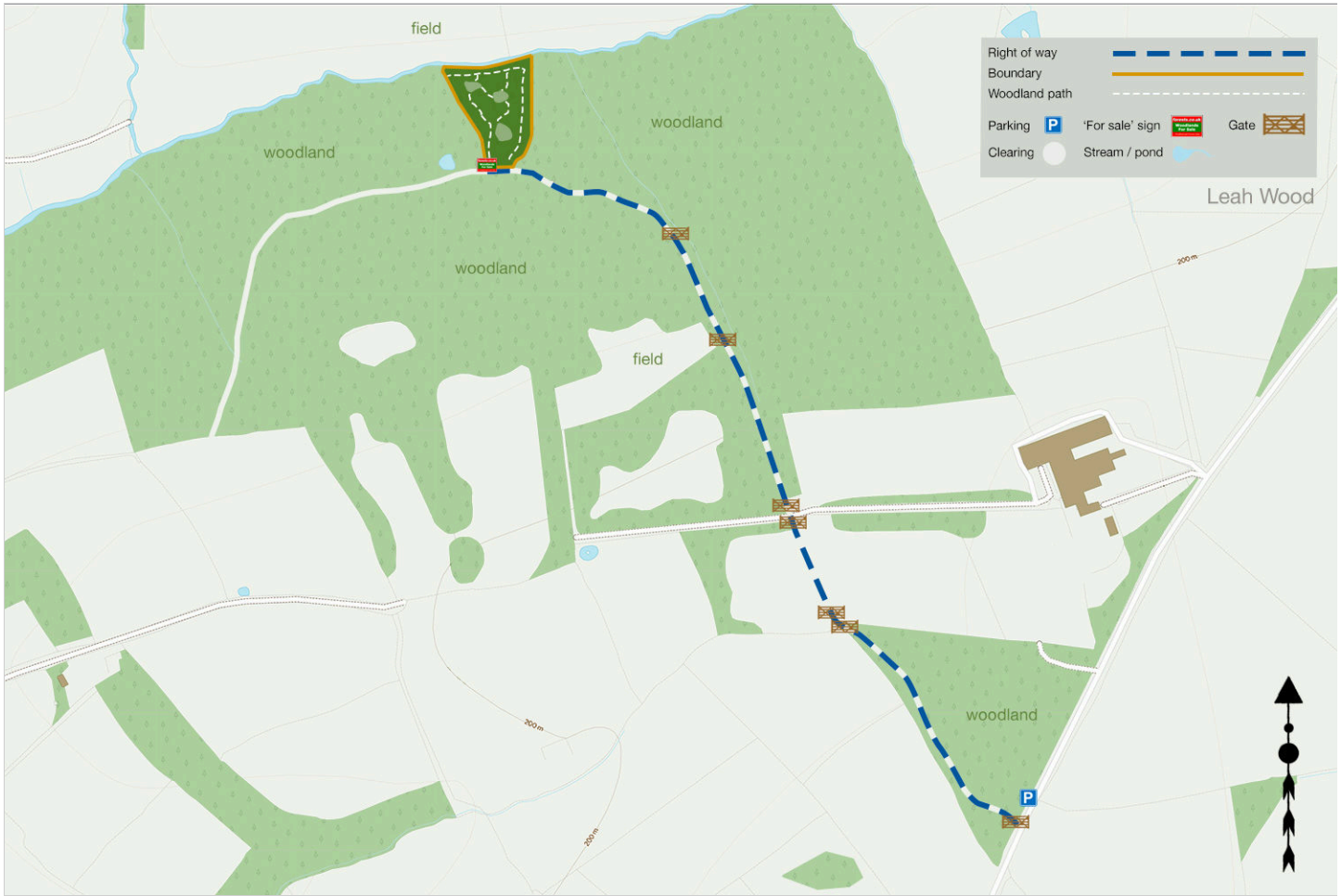
Email: ben@forests.co.uk

Viewing: You are welcome to visit this wood by yourself, but please [Click here](#) to download and print a map 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.

Maps: OS OpenData © Crown copyright and database rights 2025 & [OpenStreetMap](#)

Our Maps





Directions

Leah Wood, Chulmleigh, Tiverton

1. [Click here for Bing Maps Directions](#) click on the "Directions" box and enter your postcode.
 - For viewing purposes, please park on the verge near the main entrance as marked on the map. Please don't block the gate.
 - Pass by the gate and follow the track marked blue on the map.
 - You will have to open and close several unlocked gates along the way, the last gate will be locked, and you will need to climb over it.
 - After approximately 250m you will come to a bend with a parking area on your right named Wool Wood. Continue for another 10 metres and Leah Wood will be on your right.
 - It's a lovely walk and should only take 10 minutes.
2. **For Satnav:** the nearest postcode is **EX17 4SW** as shown by the marker on the maps. The main coordinates for access are **50.937726, -3.777606. W3W [///speeds.billiard.dissolve](#)**
3. We recommend downloading [OS maps](#) to your phone. It's very useful for giving you an idea of where you are on the ground when viewing woodlands.

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.