



## Colstoun Wood East Lothian

A very attractive and diverse mixed conifer woodland, with terrific native broadleaf regeneration. Located within Bolton Muir Wood, in rural East Lothian, the wood is within a 40 minutes drive of Edinburgh.

### Details

**Price:** £99,000 Freehold

**Location:** Bolton Muir, Gifford, East Lothian

**Size:** Just under 7 ¼ acres for sale

**OS Landranger:** OS No 66

**Grid ref:** NT 506 682

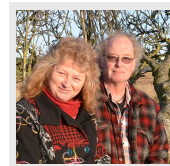
**Nearest post code:** EH41 4JT

### Local manager

**David and Sarah Alty**

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## Description

Colstoun Wood is within the northern fringe of a larger block of woodland named Bolton Muir. It looks out onto a [shelterbelt](#) of mixed conifer which gives way to prime agricultural land and views of the far side of the [Firth of Forth](#).

The woodland as a whole is designated as a [Plantation on Ancient Woodland \(PAWS\)](#). These are sites that have a long history of woodland cover: they are ancient semi-natural woodlands on which the original, "natural" woodland was cleared, and replaced by a plantation of either native or imported species. In practice, this means that the ground conditions are now ideal for trees to flourish and the replacement or supplementation of planted conifers with native broadleaves has a high chance of success.

The topography is largely level, dipping gently to the east of the central point, down to an all-seasons watercourse and pond. A good hard track serves the wood and a small timber stacking area lies behind the ridestop entrance.

A viewing of the wood is definitely recommended; please allow yourself a generous amount of time to fully explore the wood throughout.

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.

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### Trees

The main planting of Scots pine is complemented by a scattering of spruce, larch and the occasional [hemlock](#). As these trees are well spaced the canopy is airy and open, allowing self-seeded birch, beech and holly to flourish.

The woodland floor is a verdant mix of [woodrush](#), mosses and ferns with patches of the uncommon lowland heather, promising a purple blush come the summer. Years of accumulated leaf litter is an ideal environment for fungus mycelium to spread giving a flush of autumnal toadstool caps, late in the year.

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### Wildlife

Any woodland in a predominantly agricultural location always becomes the focus of the local wildlife activity. Colstoun Wood is no exception and provides a welcome place of refuge and sustenance for visiting badgers, deer and [foxes](#). Smaller mammals such as [stoats and weasels](#) are evidenced by their poke hole burrows; an opportunity to watch them at their business is a joyful experience.

Both migrant and domestic birds, large and small, are abundant within the bounds of this wood: woodcock, well concealed in a bramble thicket, woodpeckers industriously hammering at standing deadwood to wrens, robins and their cousins, tits and finches.

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### Features

Several watercourses originating from the larger woodland as a whole, converge on a culvert under the track. This leads to a small pond and a subsequent channel under the highway. This permanent water feature is a major focal point for breeding [amphibians](#). Its banks provide a seasonal home for plants such as soft rush which demand a constantly damp environment.

A rustic bench is a pleasant addition and invites the visitor to stop and look and absorb the surrounding natural world.

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### Access, tracks and footpaths

Access to the wood is through a double-gated entrance off the B6355, from here the historic stone track is suitable for most cars and leads to the woodland entrance.

Within the wood, the open well-spaced trees allow easy walking access to all areas

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### Rights and covenants

The sporting rights are owned and included in the sale.

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### Activities

Colstoun Wood is an ideal venue in which to spend time with friends and family, engage in a conservation project, watch the wildlife or harvest a supply of [timber for the stove](#). An overnight stop in one of the many open level areas would surely be rewarding as a large proportion of the resident wildlife is active throughout the darkest hours.

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### Local area and history

[Colstoun village](#), from which the wood takes its name is located nearby and is centred around Colstoun House. Colstoun is the Oldest House to have always been inhabited by the same family and has over 900 years of history and legend attached to it.

Since the day it was built The Brouns of Colstoun have lived and worked on the 2000 acre estate. The famed Colstoun pear is reputed to be invested with the extraordinary virtue of conferring unfailing prosperity on the family which possesses it.

Although not visible from within the woods the [Lammamuir hills](#) with their excellent walking and cycle tracks are but a short distance away. The nearby historic market town of Gifford is well served by cafes, accommodation and a small general grocery store.

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## How to find this woodland

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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.

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## Directions

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Colstoun Wood is about 25 miles east of Edinburgh and about 35 miles west of Berwick on Tweed. [For Directions From Bing Maps CLICK HERE](#), enter your own postcode (Colstoun Wood entrance coordinates are already entered) and click on the blue "Go" box. For Satnav; the postcode EH41 6JT is for the point shown by the red dot on the location map and coordinates are:N55:54:17 and W2:47:09 Or use our directions: From Edinburgh and the west; From the city bypass (A720) take the A68 towards Jedburgh. Pass Dalkeith and turn left at the war memorial taking the A6093 towards Haddington. Go through the village of Pencaitland and turn right at the crossroads signposted Gifford B6355 Continue through East Saltoun for about 1.7 miles, Bolton Muir Woods will appear on the right. Continue along the wood to the main double gated entrance on the right. At the first junction turn right and continue for about 150m, the entrance to the wood is via a well-marked ridestop on the right.

From Berwick on Tweed and the east; From the A1 take the A6105 signposted Duns and Chirnside. Pass through Chirnside and fork right onto the B6355 towards Cranshaws. Pass Whiteadder reservoir, through Gifford and continue on the B6355 towards Pencaitland. After about 2 miles the main entrance to Bolton Muir Woods will appear on the left. Park safely in the entranceway and continue on foot through the side gate. At the first junction turn right and continue for about 150m, the entrance to the wood is via a well-marked ridestop on the right.

**Boundaries:**

The boundaries of the wood are marked by orange painted-topped posts on three sides and by the B6355 on the fourth.

This wood should not be mistaken for a wood of the same name, a much much larger and free standing woodland adjacent the B6369, nearly 5 miles away.

