

**JMHT Section 1 Route description: Maidencombe to Cockington Approx 14 miles
(Rev 3 29/07/2022)**

The route can be followed from the description below but we recommend one of the following maps should be carried also (JMHT is marked on these) . There are waymarkers along the trail but these are not referred to in this description in case one or more is missing or damaged. Features along the route are described in more detail in the JMHT booklet, available from South Devon Ramblers web site and tourist offices. Information boards along the trail give local routes and describe nearby heritage features.

This revision includes the re-route via Netherton and Milber to avoid the dangerous road crossing on St Marychurch Road.

OS Explorer Map 110 'Torquay & Dawlish' Scale 1:25 000
Available at bookshops and tourist offices

Yellow Walk Map 'Around & About Newton Abbot' Scale 1:16 000
Laminated plastic folding neatly to pocket size. Visit Tourist offices or contact
Sales@yellowpublications.co.uk tel: 01208 76106

START: Maidencombe Beach CP (fee paying) or free on road outside car park

FINISH: Cockington Court, Torquay

Abbreviations: L (Left) R (Right) m (metres) SWCP (South West Coast Path)
HN (Heritage note ref. in JMHT booklet; describes a trail feature in more detail)
CP (Car Park) Jnct (Junction) FP (Footpath)

- a) Starting at the JMHT Information Board in the car park, exit car park via the access road going up 100m to jnct at Thatched Tavern. Go L and 200m to the Court House, (HN 1). Turn L along track for 20m. Go R through gate to cross orchard keeping R of seat for 75m to reach stile. Up steps to go R along path for 30m to road jnct.
- b) Go L and steeply up Rockhouse Lane for 100m and at sharp bend go straight ahead on broad track for 250m to jnct. Go straight ahead still on broad track which narrows after passing farm gates to become a woodland path for 400m to path jnct with SWCP, (seat and viewpoint ahead).
- c) Go down SWCP to R with metal hand rail to wooden steps and after 200m, at path jnct where SWCP goes L, go ahead passing old clay pits on L and large cliff on R, (HN 2) for 300m to reach Watcombe Beach Road CP, (with JMHT Information Board).
- d) Exit CP onto lane and go R for 200m to cross roads at Teignmouth Road. **Take care crossing road to the R side of Moor Lane.** Go 200m to Steps Lane where cross over and turn R up Steps Lane using pedestrian path behind trees. Ignore the first L turn into Brunel Ave but after 200m take the second L turn into Brunel Ave. Ignoring first FP on R and in further 50m go R into Brunel Woods, (with JMHT Information Board).

e) On entering the woods, in 30m go L and in further 30m go R to reach totem pole, (Brunel's Dance, HN3). Continue up shallow valley to wire mesh fence where go L and in 40m go L again between 2 large cypress trees. At top of slope go L on level path. Soon ignore path down L by memorial seat to I K Brunel, keeping straight ahead to descend to path jct. Go R to enjoy great views L over Torbay and soon exit onto road.

f) Go L for 100 m to road jct where go up R on FP between fence and hedges at first, soon into woodland where follow winding path up for 200m to reach gate onto broad track where note 'Musgrave Woods' Information Board on tree L. Go L on track to metal gate into turning circle on Great Hill, at 590ft, the highest point in Torbay, (See local JMHT Information Board and HN4).

g) Continue down track past small brick building and in 50m go R through farm gate to follow fence down 100m to gap on L. Go through to take path down to hedge which follow L to gap in corner of field (150m). Go through gate onto Claddon Lane where go L to pass Cherry Blossom Farm for 100m to T jct.

h) At T jct go R (Barton Hill) and continue downhill 450m to T jct at bottom where go R (Newton Hill). In 30m bear L. At next junction keep ahead in valley bottom for 650m to reach Middle Rocombe Farm (HN5). DO NOT take the dirt track on the left as this is the old route but continue along the paved road another 150m and fork L uphill up a track. NOTE for the next 1km there are no waymarkers as livestock is regularly driven here. After 600m of steady uphill there is a staggered junction. Keep ahead on the obvious main track to the north-west. After 250m turn R onto Ridge Road towards No Mans Land.

i) After 200m there is a sign indicating "Unsuitable for motor vehicles" being the continuation of Ridge Road. Follow this downhill for 1.5km and take the track on the L. This track heads South-West for 700m and meets the lane that goes to Home Farm. Cross this lane onto a footpath that goes uphill following the right hand side of a number of fields for 500m. The path goes through a gate and meets the northern end of Long Lane and western end of Haccombe Path (a road).

j) Head west along Haccombe Path for 300m then turn L down a footpath. Follow this for 700m where it crosses St Marychurch Road. Take care crossing this busy road. Continue down the footpath/track (Milber Lane) for another 400m to a fork in the path where you take the left fork. Continue another 800m heading south and curving to the east until you meet Blackenway Lane at Manor Farm. Continue down Milber Lane, now a metalled road, for another 200m to a T junction with Under Way.

k) Turn L on to Under Way and walk through Coffinswell for 600m to the junction with Willowpark Lane opposite the Linny Inn.

l) Turn R down Willowpark Lane opposite Inn towards church which can be visited along gravel track opposite Bradstone. Continue on lane 150m to L bend. Go R up a green track Church Way for 600m to reach a residential road on outskirts of Kingskerswell. At school continue down Coffinswell Lane for 300m to Sloop Inn.

m) Cross main road on pedestrian crossing into Barnhill Road. In 150 m take 2nd right into Halls Lane and continue 170m to jct with School Rd by phone box. Turn L and in 20m reach

mini roundabout by the War Memorial (HN7).

n) From mini roundabout turn R for 150m down Rose Hill to cross rail bridge to Xroads. Turn R, go 60m, take first L with church opposite (HN8). Keep ahead at thatched cottage to T jnct for 100m and turn R into Greenhill Rd. In 30m turn L onto Maddacombe Road **(take care on this busy junction)**. Cross bridge over Kingskerswell by-pass on footway and immediately L under barrier to CP.

o) Exit CP beside gate to L of JMHT information board (HN9) up stony path between fence and metal handrail to path jnct with seat and views of by-pass. Go R still with handrail taking path when handrail ends, keeping along edge of woodland. In 200 m when gap opens into woodland (near telegraph pole to R) go L on woodland path. Ignore narrow paths L and R keeping ahead on main path (in SE direction) to junction near edge of woodland. L through pinch stile, bearing R in 10m on winding path near edge of woodland descending to a gate onto an unsurfaced track.

p) Go R up track for 1km ignoring a permissive path and a public FP on R to reach Long Barn Holiday Cottages where bear L to T -junction. Turn R into North Wilborough, go 170m and take first L by post box into Burnthouse Hill. Continue 370m to T junction and go R In 50m go L downhill for 300m to T jnct at South Wilborough.

q) Go R and in 200m at Colliers Barton ignore track to R. Continue ahead on level lane for 1km to T jnct where go R for 500m passing under by-pass, entering Edginswell. After passing Higher Court Farm, go R steeply up narrow lane (unsuitable for heavy vehicles). After approx. 600m at jnct with Exe Hill go R and after 150m take 2nd road L into Fernworthy Close. Ignore cul de sacs L and R but keep on paved street for 150m to reach path bearing R to Marldon Rd.

r) Cross Rd via central refuge to FP down to gate and stile. Take L of two paths ahead and continue 400m along edge of woodland to reach gap into field sloping down into valley. Go through gap to take top path for 400m, level at first then descending R to gravel track in corner of field (ignore metal gate and wooden gate/stile to L as you descend)

s) Go through gap to take gravel track R and in 50m take L of two tracks uphill. Stay on this track 150m along edges of fields going L for 200m then R for 300m to reach fine views L over Torbay. Go L again still on wide track and in further 500m at jnct go L on track 50 m to gate. Go ahead still on track for 150m to next jnct with wooden seat R.

t) Go R down stony track for 270m, bearing L, ignoring CP entrance L and FP on R. Keep on track to path jnct with JMHT Info Board. Go ahead over stile and bear L across lawn to reach Cockington court (HN10 and HN11)

Congratulations!...You have completed section 1 of JMHT.

We would appreciate your feedback on your walking section 1, to help us to maintain and improve the trail.

A form can be downloaded from the South Devon Ramblers website.