



The main remnant of the **Bishop's Palace**, in use from the 13th to 16th centuries, is the former chapel, now incorporated into farm buildings.



**Ness Beach** near Shaldon is excitingly approached via the **Smugglers' Tunnel**; in reality, it was probably built to transport lime from the beach or as private access for a local aristocrat.



The pretty village of **Stokeinteignhead** repays exploration.

## Stokeinteignhead & Maidencombe

7<sup>3</sup>/<sub>4</sub> miles: Fairly strenuous

Allow 4–5 hours, plus sightseeing time. The coastal section includes numerous ascents and descents and some rocky ground, and some sections may be muddy after rain.

The walk starts at Labrador Bay car park, 3<sup>3</sup>/<sub>4</sub> miles from the Cockhaven Arms – see the **Shaldon** route overleaf for directions – and can be combined with that route to give a circuit of 10<sup>1</sup>/<sub>4</sub> miles.

**1** From the Labrador Bay car park entrance, turn right and walk carefully along the vergeless main road for 250 yards. **2** Cross and take the first left, a narrow lane that ascends quite steeply. **3** At the top of the hill, turn left onto a rough track (Butterfly Lane) that leads past a concrete trig point. **4** After 250 yards, turn left at a fork and follow a similar track that descends with super views of Stokeinteignhead appearing in the distance. **5** Beyond some farm buildings, the track becomes a metalled lane and descends to meet another road. **6** Turn right and walk into Stokeinteignhead village. **7** Turn right at the Church House Inn and village shop. **8** Keep straight on at the crossroads at the bottom of Forches Hill. **9** Bear left past The Grange and follow the road as it climbs out of the valley. **10** At a road junction, turn left then almost immediately left again into a track (Ridge Lane); keep left at the entrance to Oaklands. **11** Follow the stony track uphill and keep right by a wooden farm building. **12** About ½ a mile from the road, ignore a track leading off downhill on the left and continue to emerge at a junction with a roughly surfaced lane. **13** Turn right into another shaded and sunken byway, which climbs a little before bearing left, narrowing and starting to descend. **14** The byway bends right and zig-zags steeply down to the road at Higher Rocombe Barton. **15** Turn left and walk through the hamlet. **16** At the end of some stone barns, turn right. **17** Just after a road joins from the right, turn left into another lane which gradually bears left and climbs quite steeply. **18** At a T-junction, turn left towards the transmitter mast on Great Hill. **19** After a short distance, turn right through a wooden kissing gate, joining the waymarked John Musgrave Heritage Trail (JMHT), and bear left to the corner of a field. **20** Walk along the bottom of the field then head diagonally up the hill towards the mast. **21** Beyond a gap in the fence, turn right and follow the field boundary to a track. **22** Turn left then follow the track round to the right as it skirts the covered reservoir and trig point on Great Hill to pass a metal gate. **23** Just before a second gate across the track, turn right through a kissing gate onto a footpath that winds down through woodland, with steps, before passing behind gardens to emerge on a suburban street. **24** Turn left into Seymour Drive. **25** After 100 yards, turn right between two low brick gateposts into a path that leads shortly to a metal stile and across a grassy slope and then into woodland. **26** Turn left up some steps and follow the woodland path as it bears to the right. By a bench, keep to

the upper, left-hand path. **27** Ignore a path leading up steps on your left then, at a JMHT waymark, turn right, downhill. **28** Ignore a path off to the right, then turn right down a narrow meadow, still following the JMHT waymarks, to the wooden sculptures known as Brunel's Dance. **29** Beyond, follow the path left and right and through a gate into Brunel Avenue. **30** Turn left then, after 75 yards, right. **31** At the bottom of the road, turn left past a school. **32** At the main road, cross and walk down Watcombe Beach Road. **33** Unless visiting the beach, turn left after 200 yards and walk across the car park to a squeeze stile next to a gate and bin. **34** Follow the path beyond below high red sandstone cliffs on your left. At a waymark labelled "Valley of the Rocks" bear left, still following the JMHT and joining the Southwest Coast Path. **35** After initially descending, the path climbs steps to a bench and viewpoint. **36** Turn right, waymarked "Coast Path Maidencombe", and descend sharply through trees. Bear left down steps and cross a grassy valley before climbing more steps. **37** At a path junction with a "Welcome to Maidencombe" board, turn right, ignoring a stile into the field on your left. **38** The coast path skirts below fields before descending to a kissing gate into a lane, where you turn left through the car park. **39** Beyond the car park hut and height-restricted entrance, turn right into a gravelly driveway. **40** Keep left at a property entrance and pass behind the house, following the coast path along the bottom of a field and then into more wooded country with views of the cliffs. **41** The path continues above the cliffs, descending and ascending with more steps, to a bench with a path off to the left and another "Welcome to Maidencombe" board. **42** Continue in similar vein for a third of a mile, passing a stile on the left (with a red waymark) and then an RSPB noticeboard by a hand-gate. The path then climbs steeply through fields to a kissing gate, before descending and ascending again through bracken, with another kissing gate and more steps. **43** Ignoring a path off to the left, the coast path winds steeply downhill through trees before returning to a grassy field and embarking on the final steep climb. **44** At the top of the field, bear left to a kissing gate (next to a metal field gate). **45** Turn left along the hedged footpath, away from the sea, which turns left to a final gate leading into the Labrador Bay car park.

The **Cirl Bunting** (*Emberiza cirulus*) is a rare relative of the Yellowhammer and a speciality of South Devon, where much work has been done to boost the population. Listen out for its rattling song from bushes and hedges around Labrador Bay and Stokeinteignhead.



Photo: Paco Gómez (CC-BY-SA 2.0)

four circular walks from the



## COCKHAVEN ARMS

Bishopsteignton, Devon



### Haldon Moor (3<sup>1</sup>/<sub>4</sub> miles: moderate)

Superb views over the Teign Estuary from the hills above the village, and remnants of a historic Bishop's Palace.

### Luton (3<sup>1</sup>/<sub>2</sub> miles: fairly easy)

Devon heathland, farmland and woodland, with a pretty village midway.

### Shaldon (4<sup>3</sup>/<sub>4</sub> miles: moderate)

A stretch of coastline, a pretty village at the mouth of the Teign and some pleasant inland farmland.

### Stokeinteignhead & Maidencombe

(7<sup>1</sup>/<sub>4</sub> miles: fairly strenuous)

A lovely village and a Brunel memorial, plus dramatic clifftop walking and superb views.

## Haldon Moor (3¼ miles: Moderate)

Allow 2 hours. One stiff climb, with several stiles and some road walking. This walk can be combined with the **Luton** walk (below and see map) to make a figure-of-eight route of 7 miles.

- From the car park entrance, turn left and follow The Orchard uphill
- At the junction with Bishops Avenue, turn right.
- At the next junction, turn left.
- Beyond Bishopsteignton Methodist Church, turn right into Clanage Street.
- Turn right into Berry Hill immediately after the Commercial Inn.
- At the next junction, turn left into Teign View Road.
- After 30 yards, turn right onto a footpath between two driveways.
- Beyond a stile, the path climbs uphill between trees to a second and then a third stile into an open field.
- The path bears slightly right past a telegraph pole to the projecting corner of the hedge opposite.
- Follow the hedge uphill, then beyond a gateway on the left continue along the side of a wood.
- Climb a stile next to a farm gate and continue to the end of a track.
- Pass between a covered reservoir and a barn and follow the track out to the road.
- Turn right and follow the road for ¼ mile to a junction at Gypsy Corner.
- Unless you are incorporating the Luton walk (see below), keep straight on (signposted 'Teignmouth') and, after 130 yards, turn right under the height-restriction bar for White Well picnic cite.
- Keep left of a 'Little Haldon Heaths' board and pass a picnic table.
- Bear left over a stile and follow a delightful path through trees and bracken with views over the Teign estuary.
- Shortly after a bench, the path bends left and climbs a couple of sets of steps, then winds through gorse to a small car park.
- Turn right to the road, where you turn right.
- At the crossroads, turn right (Old Walls Hill).
- Follow the lane downhill for ½ mile, passing the former Bishop's Palace on your right, and then the Old Walls Vineyard.
- At the junction with Radway Street, turn right and walk into the village, passing the entrance to Bronescombe Avenue and Radway Gardens on your left.
- Keep left at the junction with Manor Road and walk downhill past Tapley Gardens on the right and Wallis Grove on the left.
- At the next junction, turn left down Shute Hill.
- After 100 yards or so, turn right into Cockhaven Road and continue until you return to the Cockhaven Arms.

## Luton (3½ miles: Fairly easy)

Combine this walk with the **Haldon Moor** walk (above and see map) for a 7-mile figure-of-eight circuit, or drive to the start, a free car park on Little Haldon Heath, 2½ miles from the Cockhaven: turn left out of the car park and left again into The Orchard, then right along Bishops Avenue. Turn right (Fore Street) then left at the Ring of Bells (Radway Hill). Keep right at Manor Road, then turn left

signposted to Haldon and Exeter (Old Walls Hill). After 1 mile, turn right to the B3192, where you turn left. Take the next left, across a golf course. The car park is to the left of the next crossroads.

Allow 2 hours. One long gradual climb, and some road walking.

- From the entrance to the Little Haldon car park, turn left and left again (signposted to Luton and Ideford).
- Follow the road downhill through heathland for ½ a mile.
- At a junction, carry straight on.
- After a further ½-mile, keep straight on at the next junction when the main lane swings left.
- Keep straight on at the next road junction, passing between houses to a T-junction beyond a bridge over a stream.
- Turn left and walk past Luton church.
- At the next junction, go straight on over a concrete footbridge by a seasonal ford.
- The lane swings left; at a T-junction, turn right along a surfaced track with encroaching vegetation on either side.
- Pass a barn and bear right to a roughly surfaced track, where you turn left.
- Follow the track as it winds through fields for ½ mile until you reach a road by a house.
- Turn left, then follow the road round to the right at the end of a (private) track to a barn.
- Take the next left, with a sign reading "Unsuitable for motor vehicles".
- Follow the stony green lane uphill and into woodland.
- Swing right and left as you continue to climb through the trees, and then similarly left and right, always keeping to the main track.
- The track levels off as you reach open heathland, before reaching the road, where you turn left.
- A little way before the crossroads at the end of the walk, you can join a path along the edge of the golf course on the right to avoid the tarmac.

## Shaldon (4¾ miles: Moderate)

Allow 3 hours. Parts of the coast path are steep and may be muddy in places. Part of the route may be inaccessible at high tide (though there is a road alternative – see map overleaf).

The route starts from Labrador Bay car park and can be combined with the **Stokeinteignhead & Maidencombe** route (overleaf) for a 10¼-mile circuit. To drive to the start (3¾ miles), turn right from the Cockhaven and drive down to the main road. Turn left towards Teignmouth for 1¼ miles, passing a Morrisons supermarket on your left. Turn right (A379 Shaldon & Torquay) and cross the Teign estuary. Bear right in Shaldon and follow the main road as it winds uphill out of the village. The car park is a further mile along the coast road, on the left (£1.20 per day as of 2019).

- From the northern end of the car park, join the footpath beyond the benches.
- Follow the path through a hand-gate and round to the right (listen/look out for Cirl Buntings).
- At the end of the hedged section, turn left through a kissing gate next to a metal farm-gate.
- Follow the left-hand hedge with the sea on your right.
- Swing left towards the main road, then bear right around the top of the field.
- Go through a kissing gate into woodland and turn left up steps to reach the main road.
- Turn right along the pavement past a house entrance then turn right onto a path among some trees which shortly

- returns to the road.
- Turn right through a kissing gate and follow the field edge above the wooded cliffs.
- Descend then climb some wooden steps to a gate and bench.
- Continue through trees and then along the bottom of a golf course, before returning to the trees and descending to a sunken path.
- Turn right and descend towards the sea.
- To visit Ness Beach via the Smugglers' Tunnel, turn left at the end of the car park on your left and bear right to find the tunnel entrance behind the public toilets; return the same way.
- Continue along the coast path through the trees to a viewpoint surrounded by railings and overlooking Teignmouth.
- Bear left and follow a chain-link fence downhill before joining a surfaced path that runs in front of the Ness pub.
- Turn right and follow Marine Parade into Shaldon village.
- Just beyond the Clipper Café, turn right into Riverside and follow the road overlooking the estuary.
- Follow the road sharp left as it leaves the water, then turn right along Albion Street past St Peter's Church to the end of the bridge.
- Cross the main road and follow the embankment opposite, which eventually leaves the water by a slipway and exits between cottages to a road.
- Turn right along the road, passing Ringmore Towers, a turreted red-sandstone building, and the bottom of Salty Lane.
- After 300 yards, turn right into The Strand, a no-through road leading down to the water's edge (at high tide the foreshore may be inaccessible, in which case continue along the road through the village to the Devon Valley entrance at step 25).
- From the end of the The Strand, turn left along the foreshore and follow it around the projection of Gravel Point.
- At a concrete slipway, turn left through a gate into Devon Valley holiday village.
- Turn right at the end of the car park, then left by the bar and takeaway to pass a swimming pool on your way out to the road.
- On reaching the public road, turn right.
- 100 yards from the Devon Valley entrance, opposite the next entrance to the holiday village, turn left into Dagra Lane, a rough track.
- The track ascends gradually between hedges, with occasional views down the estuary, then kinks right and left around a small wood.
- At the end of the wood, in front of a gate, it again turns right then left.
- Ignore a similar track (Pegwell Lane) off to the left and follow Dagra Lane round another right- and left-hand bend to emerge on a metalled lane. (If you are combining this walk with the **Stokeinteignhead & Maidencombe** route, turn right here and walk down into the village; turn right at the bottom of Forches Hill and join that route at step 9, overleaf.)
- Otherwise, for the direct route back to Labrador Bay car park, turn left and walk uphill.
- After 130 yards, by two houses either side of the road, turn right into Butterfly Lane, another rough track.
- Follow the track past a covered reservoir on the left and continue between brackeny hedges along a broad ridge.
- Ignore a track joining from the right after ½ mile, continuing ahead to meet a narrow lane just after a concrete trig point.
- Turn right and descend to the A387 coast road within sight of Labrador Bay car park.



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# COCKHAVEN ARMS

## EAT - DRINK - STAY

The Cockhaven Arms is located in the quiet village of Bishopsteignton, at the foot of Haldon Moor and overlooking the lovely Teign Estuary. Following extensive refurbishment, it re-opened its doors in April 2016.

Downstairs retains much of its traditional character but has been opened up to create a lovely bar and restaurant with a wood-burning stove and an intimate and cosy atmosphere, which is ideal for informal eating and drinking. The ever popular conservatory has been refurbished and is now more integrated with the bar area. We have also created 'The Wardroom' which offers a more intimate dining room for private parties and for our guests.

Upstairs, the elegant landing has been sympathetically redecorated, whilst all the rooms have been extensively refurbished, some of the bedrooms have also been re-configured to create individually styled but contemporary rooms. All 10 bedrooms are ensuite and have flat-screen TVs, free Wi-Fi, hairdryer, tea & coffee making facilities and powerful showers.

In this oasis of calm, we offer freshly prepared food, washed down with local ales and interesting wines.

Outside, there is a large beer garden with lovely views of the estuary, along with plenty of car parking.

Whether you are staying with us or just popping in for a drink, snack or meal, you will find a warm welcome in peaceful and comfortable surroundings.

### Opening hours

All day  
8.30am to 11.00pm

### Food served

12.00 noon to 2.00pm and  
6.00pm to 9.00pm

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