

## Access Statement

### Nettlecombe Farm Holiday Cottages

# Heron

## INTRODUCTION

Nettlecombe Farm is situated in picturesque countryside in a hamlet on the outskirts of the village of Whitwell. Our three fishing lakes are located within Nettlecombe covering an area of 1.5 acres (6,100 m<sup>2</sup>) and are well stocked with carp, roach and trench.

'Heron' is the largest of the four self-catering barn conversions, with accommodation comprising; a welcoming hallway leading to a lounge, dining room a large fitted kitchen, three bedrooms, one bathroom and a separate shower room. The property is warmed by Calor gas central heating. The property benefits from far reaching views across open fields and downs and can be enjoyed from the living area as well as the enclosed rear patio.

Whitwell is approximately 3 miles from the town of Ventnor. In addition, it is about five minutes drive from the small neighbouring villages of Godshill and Niton.

Whitwell's small size has led it to become a very close-knit community with a range of amenities including a garage, a 700 year old church, the oldest public house on the island, dating back from the 15th century and a post office, which was recently re-located to a new premises inside the church bell tower.

Whitwell is named after the "White Well" located in a small bridleway opposite the church. The well was visited by many during medieval times on pilgrimages due to its healing properties. An annual 'Well Dressing' takes place each summer during the month of August.

We look forward to welcoming you. If you have any queries or require any assistance please telephone 01983 730783 or email [enquiries@nettlecombefarm.co.uk](mailto:enquiries@nettlecombefarm.co.uk)

## PRE-ARRIVAL

- All interior and exterior photographs and floor plans can be seen on our website.
- Bookings / enquiries can be made via email [www.nettlecombefarm.co.uk](http://www.nettlecombefarm.co.uk) or telephone 01983 730783.
- Payments can be made by cheque made payable to 'J Morris' or by using our online secure payment system.
- The nearest bus stop is at the bottom of Nettlecombe Lane in Whitwell.
- The nearest train station is Shanklin which is approximately 6 miles from Whitwell.
- Shopping and provisions can be ordered and delivered in advance of your visit through Sainsbury or Tesco. We do encourage our guests to participate in using island local produce when possible and we recommend Norris's local 'Londis' store at Niton, who can arrange a delivery.
- We can provide information in large print on request.
- Location details can be found on our website [www.nettlecombefarm.co.uk/location.php](http://www.nettlecombefarm.co.uk/location.php) should you wish to receive written directions please do not hesitate in asking (specific fonts or font sizes are available on request).
- We offer a ferry booking service for your convenience and often get preferential rates through our trade account, however we do encourage our guests to ensure they check what price you get by booking direct just in case there is a special offer running that does not extend to trade customers.

## **ARRIVAL & CAR PARKING FACILITIES**

- Nettlecombe Farm is situated at the end of Nettlecombe Lane which leads directly onto public bridleways and footpaths.
- Our narrow rural lane serving Nettlecombe Farm attracts walkers and cyclists, so we do advise you take caution when driving along the lane.
- The main parking area for Heron is outside the property in the main concreted courtyard area. We do have ample parking if you are arriving in more than one vehicle.

## **ENCLOSED GARDEN AREA**

A small enclosed (fence and gate) grass area for personal use immediately outside the property. There is a security light on the outside wall. At the rear door of the property there is an outside step measuring approximately 22cm height, 46cm depth and 180cm width. There is a small enclosed patio with a garden table with two chairs, one bench and parasol for private use. A BBQ is provided for your own use. There are three entrances / exits.

## **HALL**

- Front door leads to the hall measuring approximately 8.99m x 1.53m.
- Three ceiling lights.
- Two windows.
- Two Large cupboards one with cleaning equipment including vacuum cleaner, laundry basket, iron and ironing board. The other cupboard has a water cylinder and a boiler control.
- Quality patterned carpet.
- Pictures by a local photographer.

## **BEDROOM 1 - KING BED**

Bath towels are provided per person.

- Bedroom measuring approximately 3.30m x 2.57m.
- The door into the bedroom is hinged on the right when entering from the hall.
- There is a double bed with headboard, the mattress is 60cm above the ground. The bed is accessible from both sides.
- Two bedside table units each side of the bed with reading lamps and a clock radio.
- Chest unit with six drawers.
- Built in wardrobe including a shelf and hangers.
- Quality beige carpet.
- Pictures by a local photographer.

## **BEDROOM 2 – SUPER KING BED (TWO SINGLE BEDS)**

- Bedroom measuring approximately 3.20m x 2.86m.
- The door into the bedroom is hinged on the right when entering from the hall.
- There is a super king bed with headboard, the mattress is 60cm above the ground. The bed is accessible from both sides. The bed can be split into 2 separate single beds.
- Two bedside table units each side of the bed with reading lamps and a clock radio.
- Chest unit with six drawers.
- Built in wardrobe including a shelf and hangers.
- Quality beige carpet.
- Pictures by a local photographer.

## **BUNK ROOM**

- Bedroom measuring approximately 3.43m x 1.70m.
- The door into the bedroom is hinged on the left when entering from the hall.
- There are two wooden bunk beds.
- A freestanding wardrobe including hangers.
- One bedside drawer unit for the lower bunk.
- A pull light switch for the upper bunk.
- Quality beige carpet.
- A wooden cot is also provided.

## **BATHROOM**

- Bathroom measures approximately 2.55m x 2.37m.
- The door into the bathroom is hinged on the right when entering from the hall.
- A single shower cubicle, hinged glass screen and quality power shower.
- A bath measuring 65cm high with mixer taps.
- Toilet seat measuring 40cm high.
- The basin height measures 82cm with a glass shelf above and mirror, also a light and shaving socket. A wall mounted glass beaker and soap tray is provided. Hand towels, bath mats and hand soap are provided.
- Floor surface is charcoal grey stone vinyl.

## **SHOWER ROOM**

- Bathroom measures approximately 2.18m x 1.52m.
- The door into the shower room is hinged on the right when entering from the bedroom.
- A single shower cubicle, hinged glass screen and quality power shower.
- Toilet seat measuring 40cm high.
- The basin height measures 82cm with a glass shelf above and mirror, also a light and shaving socket. A wall mounted glass beaker and soap tray is provided.
- Floor surface is beige vinyl.

## **LOUNGE**

- Living area measures approximately 4.45m x 4.41m.
- A door into the room is hinged on the right when entering from the hall.
- The large room comprises two three seated suite and single matching floral chairs.
- A small coffee table with mats and a three tier nest of tables with a CD/radio.
- A modern flat screen TV with video/DVD player.
- Back door leads to patio garden area.
- Pictures by a local photographer.

## **KITCHEN**

- Kitchen area measures approximately 4.39m x 2.54m.
- A large fitted kitchen with maple cupboards and a granite effect work surface.
- There is a four ring gas hob with a cooker hood above. A low level built-in electric single oven with a grill.
- The sink has a mixer tap with the drainer on the right.
- A free standing freezer with ice compartments.
- A free standing fridge.
- There is a washing machine and a dishwasher provided.
- A microwave, kettle, toaster and plenty of china crockery, cutlery, saucepans, other cooking utensils and kitchen domestics are supplied.
- Door leading the patio garden area.
- Pictures by a local photographer.

## **DINING AREA**

- Dining area measuring approximately 4.38m x 3.43m.
- Dining room leading from the kitchen.
- A Pine wooden dresser with drawers and cupboards holding drinking glasses, table mats, fruit bowl.
- Glass wall and ceiling lights.
- The surface is oak effect laminate flooring.
- Pictures by a local photographer.

## **ADDITIONAL ENVIRONMENT**

- Animals / mini farm yard.
- Toddlers play area outside beyond the gated patio this includes a child chalet play house with various toys and a wooden carved tractor.
- A football pitch with two nets is adjacent to the toddlers play area.
- A Wooden climbing structure / adventure play park.

**Note:** Strict Adult supervision for Under 12 year olds at the Fishing Lakes.

**Note:** Children must be supervised at all times.

## **ADDITIONAL INFORMATION**

- This property is non-smoking.
- Leaflets are provided for places of interest.
- Dogs are welcome (at additional charge).

**Note: Please ensure that if your dog fouls in the garden, this is cleared immediately. This should be placed in a separate bag and placed directly in one of the black bags in the wheelie bins provided.**

## **Refuse Waste:**

Non-recycle items in the bin (black sacks and to be placed in the shed by the entrance car park), this includes:

- Nappies/sanitary items.
- Paper/foil contaminated with food.
- Cling film.
- Sweet wrappers/crisp packets/pringle tubes etc.

Re-cycled items in the (clear bags and to be placed in the wheelie bins by the entrance car park), this includes:

- Paper / Newspapers, magazines, wrapping paper and cards.
- Plastic bottles, cleaning products, milk bottles, shampoo bottles etc.
- Plastics tubs: yoghurt pots, margarine food containers etc.
- Plastic bags.
- Glass bottles and jars.
- Cardboard: cereal boxes, toilet and kitchen tubes etc.
- Metal: food tins drink cans aluminium foil.



Food waste to be placed in a carrier bag in the food caddy provided and emptied in the large food caddy's by the entrance car park, this includes:

- All cooked and uncooked food.
- Fish and meat bones.
- Tea bags/coffee grounds.
- Egg shells.
- Fruit and vegetable peelings.

**NOTE: Please place all refuse in the correct bags and place in the bin shed by the entrance of the car park. (Kindly ensure all waste is bagged as loose items will not be removed by the Waste Recycle).**