



# Access Statement - Wheat

## 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.

'Wheat' one of the three self-catering farmhouse properties, with accommodation comprising; a welcoming lounge/ diner, kitchen with a fitted kitchen, three bedrooms and a bathroom. 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 garden 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 Godshell 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 and 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 Wheat 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) shared grassed area for use immediately outside the property. There is a security light on the outside wall. There is a BBQ provided for your own use. There is one entrance / exit.

## **Entrance porch**

- The front step measures approximately 96cm wide x 52cm depth x 12cm high.
- The entrance porch measures approximately 1.00m wide x 1.05m. The door is hinged to the right.
- Coat hooks provided.
- Storage cupboard in the stairwell containing ironing board and iron.
- Tiled floor surface area.

## **Downstairs toilet**

- The door to the downstairs toilet is hinged to the right.
- This area measures approximately 1.06m wide x 83cm.
- Toilet seat measuring approximately 43cm high.
- The basin height measures 83cm from the ground, with mirror above.

The stairwell leads to an upstairs landing, off to the right there is a bedroom and double bedroom.

## **Bedroom 1 – Two bunk beds**

- The doorway to the bedroom measures approximately 80cm wide x 1.09m and the door is hinged to the left.
- The bedroom measures approximately 3.04m wide x 4.05m.
- Two pine wooden bunk beds.
- A chest unit with five drawers and a footstool is provided.
- Built in wardrobe with hangers provided.
- A small hand basin measuring 87cm from the ground, with a mirrored cabinet above.
- Hair dryer provided.
- Quality carpet.

## **Bedroom 2 –King size bed**

- The door to the bedroom is hinged to the right.



- The bedroom measures approximately 4.03m wide x 3.03m.
- There is a king size bed with a fabric headboard and the mattress is approximately 66cm above ground. The bed is accessible from both sides.
- There are two bedside cabinets and reading lamps.
- Chest unit with five drawers and wall mirror.
- A hand basin measuring 84cm from the ground, with storage underneath and a mirrored cabinet above.
- A built in wardrobe with hangers included.
- Quality carpet.

The stairwell leads off to the left and there is a step down into another double bedroom.

The step down measures approximately 10cm high.

### **Bedroom 3- King size bed**

- The door to the bedroom is hinged to the left.
- The bedroom measures approximately 3.68m wide x 2.08m.
- There are two bedside cabinets and reading lamps.
- Chest unit with five drawers.
- One freestanding wardrobe with hangers provided.
- A hand basin measuring 81cm from the ground, with mirror above and under cupboard storage.
- Quality carpet.

### **Bathroom**

- The door to the bathroom is hinged to the left.
- The bathroom measures approximately 2.07m wide x 2.10m.
- A bath measuring 55cm high, with overhead shower and shower curtain.
- Toilet seat measuring 42cm high.
- The basin height measures 82cm from the ground, with mirrored cupboard and shaving point above. Additional chair provided.
- A storage cupboard containing vacuum cleaner, mop and bucket, dustpan and laundry basket.
- Glass beaker and soap tray.
- Vinyl flooring.

There is a small landing with a step down, measuring approximately 20cm high. This small area contains a fridge, table, games and books.



A step up to the kitchen and lounge/diner measures approximately 16cm high and the door to this area is hinged to the left.

## **Kitchen**

- The kitchen area measures approximately 3.06m wide x 1.06m.
- A modern fitted kitchen with off white cupboards and wooden effect work surface.
- A four ring electric hob with a cooker hood above. A low level grill and electric oven.
- The sink has double taps and drainer.
- A built in freezer.
- A microwave, kettle, toaster and plenty of china crockery, cutlery, saucepans, other cooking utensils and kitchen domestics are supplied.
- Wood effect flooring and oak beamed ceiling dividing the lounge/diner and kitchen area.

## **Lounge/Diner**

- The lounge and diner area measures approximately 3.40m wide x 3.67m.
- The room comprises one leather three seated suite, one two seated suite, one armchair and one footstool.
- Three tier nest of tables with a lamp.
- A modern flat screen TV with video and DVD player.
- A window seat with three cushions.
- A coal effect electric fire.
- A dining table with five chairs.
- Wall and ceiling lights.
- Quality carpet.

## **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

- A cot (no cot bedding provided) and high chair can be provided for young infants.
- Spare blankets are provided.
- This property is non-smoking.
- Leaflets are provided for places of interest.
- Dogs are welcome (at additional charge).
- Heating is by storage heater and included in the tariff. All other electricity is provide by coin meter (£1 coins required).

**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 shed.**

## 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 placed in a separate bag.
- 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.
- Plastic 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 caddies 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).**