

Welcome to the heart of the Isle of Wight





Explore
pastures new



Whitwell is a pretty village with some stone and thatched cottages. It takes its name from the White Well, a place of pilgrimage during mediaeval times. The well can still be seen down a track opposite the church.

The pub in Whitwell, The White Horse Inn (below), claims to be the oldest on the Island with some of its walls dating back to the 15th Century.



Nettlecombe Farm is nestled in the heart of the rolling South Wight countryside, at the top of a quiet lane around half a mile from the village of Whitwell. It is a working farm that offers luxurious self-catering holiday accommodation.

Nettlecombe Farm has been in the Morris family for over 100 years. The farm's meadows are grazed by beef cattle, sheep, ponies and donkeys.

In the Rickyard there is a wide variety of small livestock normally including chickens, geese, turkeys, rheas, pigs, goats and a large collection of rabbits. In springtime, visiting children may be lucky enough to help bottle-feed the lambs. And when the kids need to let off steam there are three large grassed play areas - including one with toddlers play equipment, which has a stunning large 'Wendy' house and a fabulous wooden tractor and for the older children there is a sports pitch.

There are many glorious walks and cycle routes accessible from the farm with breathtaking views of a large part of the island. Excellent coarse fishing is also available on our three lakes.

Whilst we have a beautiful rural setting, we are not far from civilisation. At the bottom of the hill is the village of Whitwell with a public house, petrol station, church and bus stop. Two miles away is the neighbouring village of Niton where there is a large general store and off licence (open late and on Sundays), a Post Office, butcher, public house and a chemist. The seaside town of Ventnor is approximately three miles away and the island's capital Newport is around twenty minutes drive.

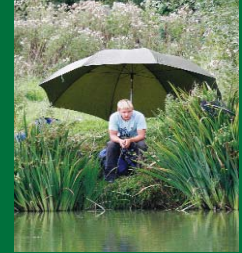
We think you will love this part of the Isle of Wight as much as we do. The passing of the seasons and the changing landscape make Nettlecombe Farm worth visiting at any time of year and we are happy to offer short breaks for out of season guests visiting between October & May.

We look forward to welcoming you to Nettlecombe Farm.

Relax & unwind



If you enjoy fishing then you should take advantage of our three lakes that are located a 150 yard stroll down the lane, which is also accessible by car.



These man made but now wholly naturalised lakes cover an area of 1.5 acres and are well-stocked with carp, roach and tench of various sizes. The largest recorded fish caught from these lakes to date was a 20lb carp caught by a 12 year old boy. Yearly, double figures are caught.

As well as being a peaceful place to pass the time and admire the beautiful scenery the lakes offer something to anglers of all abilities; good sport for the experienced angler and simply a chance to catch fish for the novice.

Guests staying at Nettlecombe Farm can fish free of charge, and the lakes are also open to the public for a daily 'per rod' charge. The lakes are open from dawn to dusk all year round. There is ample car parking next to the lakes and toilet facilities are also available nearby.

Book online @ www.nettlecombefarm.co.uk or contact us on 01983 730783

Enjoy the comforts of home

Whether you're bringing the whole family to discover what the Island offers, or you just want to get away from it all for a peaceful time fishing on our lakes, exploring the local countryside or just simply relaxing - Nettlecombe Farm is the perfect base any time of year.

The original farmhouse was converted some years ago into three fully self-contained and comfortably furnished self-catering apartments; Oats, Barley and Wheat. Many of our guests have enjoyed staying with us so much they have returned year after year.

In 2003, we converted the barn and stables surrounding the farmyard, to provide four additional high quality self-catering holiday cottages; Wren, Heron, Robin and Swallow.

We are happy to say that these properties have proved equally popular.

All properties are self-contained with their own entrance and are provided with:

- Fully equipped kitchens including crockery, cutlery and utensils
- Full-size cooker, fridge, freezer and microwave
- Colour television, DVD and portable stereo with CD player
- High chairs and cots (no cot bedding provided)
- Garden furniture and rotary clothes line
- Bedding, linen and house towels
- Use of portable barbeque
- Three large play / garden areas
- Laundry facilities
- Free fishing
- Ample car parking





Oats, Barley & Wheat

Bookings Saturday - Saturday during May - October

Bookings taken on any days between October - May

Combining rustic charm, comfort and space. The farmhouse properties offer all that you need to give you the perfect base for your holiday with all the comforts of a home from home.

In addition to the facilities listed on page 4, The farmhouse properties are all provided with:

- Open plan lounge / kitchen / diner
- WC and bathroom with over-bath power shower
- Double glazed windows
- Use of laundry room with washing machine and tumble dryer
- Heating by storage heaters included in the tariff
- All other electricity is provided by coin operated meter (£1 coins required)

Left: The front of the farmhouse and the entrance to Wheat.

Top right: Kitchen dining area in Barley. Middle right: Bunk beds in Wheat. Bottom right: Bedroom in Oats.



The Farmhouse



Oats

Sleeps 4

Ground floor

Total Area: Approx 600 ft²

Open plan lounge / kitchen / diner

Bathroom with bath, shower and WC

Bedroom 1 - sleeps 2 (king-size double)

Bedroom 2 - sleeps 2 (twin)

Private courtyard

Barley

Sleeps 6

Ground floor

Total Area: 660ft²

Open plan lounge / kitchen / diner

Bathroom with bath, shower and WC

Bedroom 1 - sleeps 2 (double) with wash basin

Bedroom 2 - sleeps 4 (double and bunk)

Private garden

Wheat

Sleeps 8

First floor

Total Area: 950ft²

Open plan lounge / kitchen / diner

Bathroom with bath, shower and WC

Downstairs WC

Bedroom 1 - sleeps 2 (king-size double)

Bedroom 2 - sleeps 2 (double)

Bedroom 3 - sleeps 4 (bunks)

NB: All bedrooms have wash basins



Top: Exterior of the Robin conversion.

Right: The dining room in Heron.

Far right: The kitchen in Swallow & the landing in Robin.



Wren, Heron, Robin & Swallow

Bookings Friday - Friday during May-October

Bookings taken on any days between October -May

Beautifully refurbished, spacious accommodation, perfect for families who want to explore the surrounding countryside, or simply relax.



In addition to the facilities listed on page 4, these properties are all provided with:

- Small enclosed garden / patio area
- Dishwasher
- Washing machine (drying facilities are available in the laundry room)
- Central heating and electricity included in the tariff

The Barn & Stables



Wren

Sleeps 3 / 4

Ground floor

Total Area: 620ft²

Open plan lounge / kitchen / diner

Bathroom with bath, shower and WC

Bedroom - sleeps 3 (double and single)

Sofa bed in lounge



Robin

Sleeps 5

Ground and first floor

Total Area: 880ft²

Large entrance hall, lounge

and kitchen/diner

Bathroom with bath, shower and WC

Shower room with WC

Bedroom 1 - sleeps 3

(king-size double and single)

Bedroom 2 - sleeps 2 (twin)

NB: The stairs are not fitted with a stair gate and may not be suitable for very young children.



Heron

Sleeps 6

Ground floor

Total Area: Approx 1,000ft²

Lounge, kitchen and dining room

Bathroom with bath, shower and WC

Total Area: Approx 1,000ft²

Bedroom 1 - sleeps 2 (double) with

en-suite shower room and WC

Bedroom 2 - sleeps 2 (double)

Bedroom 3 - sleeps 2 (bunks)



Swallow

Sleeps 10

Ground floor

Total Area: Approx 1,400ft²

Kitchen and lounge/diner

Bathroom with bath, shower and WC

Shower room with WC

Bedroom 1 - sleeps 2 (king-size double)

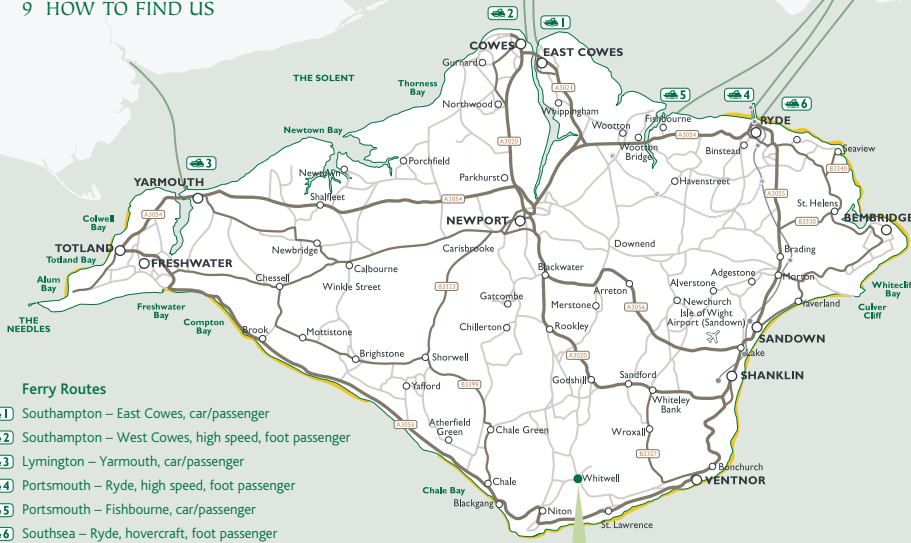
Bedroom 2 - sleeps 2 (king-size double)

Bedroom 3 - sleeps 2 (twin)

Bedroom 4 - sleeps 4 (2 bunks)

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9 HOW TO FIND US



Ferry Routes

- 1 Southampton – East Cowes, car/passenger
- 2 Southampton – West Cowes, high speed, foot passenger
- 3 Lymington – Yarmouth, car/passenger
- 4 Portsmouth – Ryde, high speed, foot passenger
- 5 Portsmouth – Fishbourne, car/passenger
- 6 Southsea – Ryde, hovercraft, foot passenger

Getting Here

The Isle of Wight can be found off the south coast of Southern England and is linked to the mainland ports of Lymington, Southampton and Portsmouth by vehicle ferries, high speed passenger catamarans and hovercraft. The Isle of Wight has two major car ferry operators, Red Funnel and Wight Link.



Wight Link

- Lymington - Yarmouth (car and foot passengers)
- Portsmouth - Fishbourne (car and foot passengers)
- Portsmouth - Ryde (high speed, foot passengers)

Red Funnel

- Southampton - East Cowes (car and foot passengers)
- Southampton - West Cowes (high speed, foot passengers)

Ferry Booking

FOR YOUR CONVENIENCE WE DO OFFER A CAR FERRY BOOKING SERVICE WITH EITHER RED FUNNEL OR WIGHTLINK.

Terms and Conditions

1. A 20% deposit is payable to secure your booking and the balance must be paid at least 7 days prior to your arrival. Booking a holiday constitutes as a legally binding contract between you and the proprietors of Nettlecombe Farm.
2. Tenancy commences at 15:00hrs on the day of arrival and ends at 10.00hrs on the day of departure. Please let us know if you are arriving after 19:00hrs so that arrangements can be made.
3. Pets are allowed to stay by arrangement only and subject to an additional charge (maximum of 2 dogs per property). They must not be left alone in the house, or allowed on furniture or beds. Outside they must be properly controlled, cleaned up after and kept away from all livestock and children's play areas.
4. Car Parking is provided, however no responsibility can be accepted for the loss or damage to any vehicle or its contents.
5. We are a working farm with machinery, and care must be taken at all times. We cannot accept any responsibility for injuries, loss or damage sustained to individuals or property whilst on or around the farm. Please be sensible, respect the countryside and animals and please do not feed the animals without prior consent.
6. Children should be supervised and controlled, please verify the suitability of all children's play items and equipment which is provided before use as we can not accept liability.
7. The hirer is responsible for the property and is expected to take all reasonable care of it. At the end of the hire period the property must be left clean and tidy including all equipment and utensils.
8. Please report all breakages, damage and losses to the proprietor. Although we will not normally charge for minor accidental damages we do stress that the contents are the legal responsibility of the hirer and their cost or replacement is refundable on demand.
9. We will not be liable for any accident, damage, loss, or injury whether to personal items and belongings or to an individual.
10. Should you wish to cancel your booking this must be done in writing, cancellation will be effective on the date written notification is received at Nettlecombe Farm. Every attempt will be made to obtain a replacement booking. If a replacement client is obtained then we will refund all monies paid to you for the property rental less any difference paid by the replacement client. A cancellation charge of £25 will be payable to cover our administration costs.
- Should we be unfortunately unable to re-sell your booking then you will be liable to pay the full amount of your holiday.
- Should we need to cancel your booking for any reasons out of our control (for example in the event of a fire, flood etc) notification will be given as soon as possible. We will endeavor to assist you in finding a suitable alternative and promptly refund any paid monies to you. Our liability for cancellation will be limited to the above and no other compensation will be paid.
11. We respect your privacy and ensure that any personal information supplied to us is secure and confidential. We will not sell your personal information to third parties.
12. We do very strongly recommend that you take out insurance prior to your holiday.
13. Should you encounter any problems however small during your stay then please inform the proprietors immediately and we will do our best to rectify them for you. This includes any items that you believe to be missing from the property. Please do not wait until the end or after your tenancy, as it will be too late to put things right for you. Complaints received after your holiday will not be accepted if we have not had prior notification.





Whitwell, Nr.Ventnor
Isle of Wight PO38 2AF

T: 01983 730783

E: enquiries@nettlecombefarm.co.uk

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