



Access Statement - Robin

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 m²) and are well stocked with carp, roach and trench.

'Robin' is one of the four self-catering barn conversions, with accommodation comprising; a welcoming hallway leading to a lounge, kitchen/diner with a large fitted kitchen, two 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



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 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 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 Robin 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 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 two entrances / exits.

Hall

- Front door leads to the hall measuring approximately 3.83m x 3.24m and the door is hinged to the right when entering from outside.
- Glass ceiling lights.
- Large cupboard with cleaning equipment including vacuum cleaner, laundry basket, iron and ironing board.
- Oak effect laminate floor surface.
- Coat hooks provided.
- Pictures by a local photographer.

Lounge

- Living area measures approximately 5.17m x 3.70m.
- A door into the room is hinged on the left when entering from the hall.
- The room comprises one three seated suite and a single matching floral chair and one reclining chair.
- Three tier nest of tables with a CD/radio and a lamp.
- A modern flat screen TV with video/DVD player.
- A cupboard measuring approximately 3.20m x 2.30m. Provided with games.
- Back door leads to patio garden area.
- A large viewing window.
- Floral carpet surface.
- Pictures by a local photographer.

Kitchen/Diner

- Kitchen area measures approximately 5.13m x 3.16m.
- A large fitted kitchen with white cupboards and a wooden 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 left.
- 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.
- A dining table with 6 wooden chairs, mats are provided and a fruit bowl.
- A Calor gas boiler.
- A large viewing window.
- Pictures by a local photographer.

Left hand stairway

- Stairway sweeps to the left leading to Bedroom 1 and also sweeps to the right leading to the Bathroom.
- Stair height approximately 17cm.

Right hand stairway

- Stairway sweeps the right leading to bedroom 2.
- Storage cupboard at the top of the stairway.

Bedroom 1 – King bed and single bed

- Bedroom measuring approximately 5.13m x 2.76m.
- The door into the bedroom is hinged on the left when entering from the landing.
- There is a king 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.
- A freestanding wardrobe including hangers.
- Hair dryer provided.
- Quality beige carpet.
- Pictures by a local photographer.
- A high level window.
- A low small door leading to the landing with a gallery viewing down to the hallway. The doorway measuring approximately 1.03m high. Landing measuring approximately 4.06m x 2.40m. A second small low level door leading to single bedroom.



Bedroom 2- Two single beds

- Bedroom measuring approximately 5.13m x 2.13m.
- The small door into the bedroom is hinged on the right when entering from the landing hall.
- There are 2 single beds with headboard; the mattress is 60cm above the ground. The beds are against the wall.
- A bedside table unit each for the bed with reading lamps.
- Chest unit with six drawers.
- A freestanding wardrobe including hangers.
- Door leading to stairway to lower hallway.
- Quality beige carpet.
- Pictures by a local photographer.

Bathroom

- Bathroom measures approximately 3.20m x 2.30m.
- The door into the bathroom is hinged on the right when entering from the stairway.
- A single shower cubicle, hinged glass screen and quality power shower.
- A bath measuring 60cm 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.
- Bath towels are provided per person.
- Hand towels, bath mats and hand soap are provided.
- Floor surface is beige vinyl.

Downstairs Shower room / Toilet

- Shower room measures approximately 2.79m x 1.75m.
- The door into the shower room is hinged on the right when entering from the lower hall.
- 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.
- Glazed window with roll blind.
- Floor surface is beige vinyl.



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).
- **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).