



# Access Statement – Corner

## 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.

'Corner Cottage' is a self-catering contemporary cottage, with accommodation comprising; a welcoming good sized lounge/diner, a modern fitted kitchen, four bedrooms, one bathroom, one ensuite shower room 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 now 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 Corner Cottage is outside the property on a gravelled parking area. We do have ample parking if you are arriving in more than one vehicle.

## Enclosed garden area

A medium enclosed (fence and gate) grass area with washing line for personal use and a patio area immediately outside the property. This provides a large wooden garden table with ten chairs, parasol and a BBQ for your own use. There is a security light on the outside wall.



## Hall

- Front door leads to a small hall.
- Coat hangers provided.

## Lounge/ Diner

- Living area measures approximately 8.06m x 5.16m
- The large room comprises two three seated leather suite and two seated leather chairs.
- A medium coffee table with mats.
- A modern flat screen TV with video/DVD player and also a CD/Radio.
- A large rectangle dining table with ten chairs.
- An open hatch to the kitchen with oak beam surroundings.
- A large fireplace with an old Range cooker for display use only.
- Table mats, fruit bowel and a water jug.
- Glass wall and ceiling lights and halogen spot lights on a low level ceiling.
- A cupboard with cleaning equipment including vacuum cleaner, laundry basket, iron and ironing board.
- The surface is wood oak flooring with a large floral rug.
- Rear Fire exit/Back door, door hinged to the right.
- Pictures by a local artist.

## Kitchen

- Kitchen area measures approximately 5.10m x 1.93m
- A modern fitted kitchen with an off white coloured cupboards and a wooden effect work surface. Halogen ceiling lights.
- There is a range cooker with a large extractor hood above. A low level built-in electric triple oven with a grill.
- The sink has a mixer tap with two drainers.
- A built in fridge and freezer.
- There is a washer/ dryer and a dishwasher provided.



- A microwave, kettle, toaster and plenty of china crockery, cutlery, saucepans, other cooking utensils and kitchen domestics are supplied.
- Plinth Heater.

## Hall

- A door leading to the hall measuring approximately 2.22m x 0.92m
- A halogen ceiling light.
- Two large cupboards one with hangers. The other cupboard has a water cylinder and a boiler control.

## Downstairs single room

- Bedroom measuring approximately 2.74m x 2.05m.
- The door into the bedroom is hinged on the left when entering from the hall.
- There are two single beds with headboards.
- A bedside chest unit with six drawers in between the beds with reading lamp and a small mirror.
- Built in wardrobe with shelf and hangers provided in the hall.
- Quality soft carpet.
- Pictures by a local artist.

## Downstairs shower room

- Shower room measures approximately 2.36m x 0.99m.
- The door into the shower room is hinged on the right when entering from the hall.
- A single shower cubicle, sliding glass screen and quality power shower.
- Toilet seat measuring 40cm high.
- A small hand basin with mirror above and shaving socket.
- Vinyl floor surface.

## Stairway from Lounge/Diner

- Height of stairs measures approximately 20cm height.



- Stairway sweeping to the right to the landing measuring approximately 5.75m x 0.91m.
- High ceiling lights.

## **Bedroom 1 –Double bed**

- Bedroom measuring approximately 3.09m x 2.56m.
- The door into the bedroom is hinged on the left when entering from the landing hall.
- There is a double bed with floral 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.
- Hair dryer provided.
- Quality carpet.
- Pictures by a local artist.

## **Ensuite shower room**

- Shower room measures approximately 1.65m x 1.20m.
- The door into the shower room is hinged on the left when entering from the bedroom.
- A single corner shower cubicle, sliding glass screens and a quality power shower.
- Toilet seat measuring 40cm high.
- Quality bath towels are provided per person.
- A small hand basin with corner mirror cupboard above and shaving socket.
- Vinyl floor surface.

## **Bedroom 2 – King bed**

- Bedroom measuring approximately 3.22m x 2.76m.
- The door into the bedroom is hinged on the right when entering from the hall.



- There is a king bed with floral headboard, the mattress is 60cm above the ground. The bed is accessible from both sides.
- Two chest units with six drawers each side of the bed with reading lamps and a clock radio.
- Built in wardrobe including a shelf and hangers.
- Quality carpet.
- Pictures by a local artist.

## Bunk room

- Bedroom measuring approximately 2.40m x 2.12m.
- The door into the bedroom is hinged on the left when entering from the hall.
- One pine wooden bunk bed.
- A built-in wardrobe including hangers and shelf.
- One bedside drawer unit with three drawers.
- Two small extra storage boxes.
- Quality carpet.
- Pictures by a local artist.

## Bathroom

- Bathroom measures approximately 2.19m x 1.86m.
- The door into the bathroom is hinged on the left when entering from the hall.
- A bath measuring 65cm high with a hinged glass screen and quality power shower.
- Toilet seat measuring 40cm high.
- A small hand basin with a cornered glass mirror cupboard above,
- Floor surface is 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 to be 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).**