



# Access Statement - Forge

## 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.

'Forge' is a contemporary self-catering cottage, with accommodation comprising; a welcoming lounge/ diner, kitchen with a fitted kitchen, two 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 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 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 Forge 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 small enclosed (fence and gate) grass area with washing line for personal use and a patio area immediately outside the property. This provides a small wooden garden table with two chairs and one bench, children's slide and a BBQ for your own use. There is a security light on the outside wall. There are two entrance/ exits.



## **Entrance**

- The door step to the front door measures approximately 20cm height x 48cm depth x 1.06m wide and the door is hinged to the right.
- Coat hooks provided.
- Quality carpet.

## **Lounge/Diner**

- The lounge and diner area measures approximately 4.07m wide x 4.00m.
- The room comprises two seated fabric suite and two armchairs.
- Three tier nest of tables with a lamp and CD player.
- A modern flat screen TV with video and DVD player.
- A dining table with three chairs, place mats and fruit bowl.
- A selection of games, books and puzzles are provided.
- Quality carpet.

## **Kitchen**

- The kitchen area measures approximately 1.05m wide by 3.07m.
- A modern fitted kitchen with off white coloured cupboards and a wooden effect work surface. Halogen ceiling lights.
- A beautiful brick central fireplace divides the lounge/diner and kitchen area.
- There is a four ring gas hob with a large extractor hood above. A low level built-in electric oven with a grill.
- The sink has a mixer tap and drainer.
- A free standing 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.
- Storage cupboard containing ironing board and iron, bucket, dustpan and brush and broom.



- Tiled flooring.

## Bathroom

- The door to the bathroom is hinged to the right.
- The bathroom measures approximately 1.07m wide x 2.60m.
- A bath measuring 55cm high, with overhead shower and shower curtain.
- Toilet seat measuring 40cm high.
- The basin height measures 82cm from the ground, with mirror and shelf above and glass beaker.
- Vinyl flooring.

## Bedroom 1 –Single bed

- The door to the bedroom is hinged to the left.
- The bedroom measures approximately 1.03m wide x 2.50m.
- There is a single bed with headboard, and the mattress measures 56cm above the ground. The bed is accessible from one side only.
- Chest unit with four drawers.
- Reading lamp and wall mirror.
- Hair dryer provided.
- Quality carpet.

## Bedroom 2 – King size bed

- The step up from hallway to double bedroom measures approximately 16cm height x 11cm depth and the door is hinged to the left.
- The bedroom measures approximately 2.02m wide x 4.02m.
- There is a king size bed with a metal headboard, and the mattress measures 60cm above the ground. The bed is accessible from both sides.
- There are two bedside cabinets with two reading lamps and alarm clock radio.
- Chest unit with six drawers and an additional chair.
- A built in wardrobe contains vacuum cleaner, cot, hangers and hairdryer.



- The step to the back door measures approximately 12cm height x 22cm depth.

## 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).
- Pictures by local artist.
- **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).**