



# Access Statement – Oats

## 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.

'Oats' is the smallest of the three self-catering farmhouse properties, with accommodation comprising; a welcoming lounge, kitchen/diner 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 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 Oats 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) concrete area for personal use immediately outside the property. There is a security light on the outside wall. There is a garden table with two chairs and one bench for private use. A BBQ is provided for your own use. There is one entrance / exit.
- There is access to shared large grassed area near the property.

## **Entrance Hall**

- The front door is hinged to the left and opens into the entrance hall measuring approximately 1.03m x 1.00m.
- One large cupboard with cleaning equipment including vacuum cleaner, laundry basket, iron, ironing board and clothes airer.
- Coat hooks provided.
- Tiled floor surface.

The entrance hallway area leads to a bedroom and bathroom, and this area measures approximately 69cm wide x 3.05m.

## **Bedroom 1 – Twin room**

- The door to the bedroom is hinged to the left when entering from the hall.
- The bedroom measures approximately 3.26m wide x 2.26m.
- There are two single beds with fabric headboards, and under bed storage.



- Each mattress measures 60cm above the ground and each bed is accessible from one side only.
- Three drawer bedside cabinet and reading lamp.
- Freestanding wardrobe including hangers and a drawer underneath.
- A small wall mirror and shelving unit.
- Hair dryer provided.
- Quality carpet.

## **Bathroom**

- The door to the bathroom is hinged to the left when entering from the hall.
- The bathroom is 'L' shaped and measures approximately 77cm wide x 2.03m from toilet to bath and from the bath to the sink, 65cm wide x 1.00m.
- A bath measuring 53cm high with overhead shower and shower curtain.
- The basin height measures 80cm from the ground, with a mirrored cabinet above, shaving socket and glass beaker.
- Toilet seat measuring 42cm high.
- Floor surface is vinyl.

The entrance hallway area also leads to the open plan lounge, kitchen, diner area and a double bedroom.

## **Kitchen**

- The door to the kitchen is hinged to the left when entering from the hall.
- The kitchen area measures approximately 1.06m wide x 3.06m.
- A modern fitted kitchen with off white cupboards and wooden effect work surface and halogen ceiling lights.
- There is a four ring electric hob with a cooker hood above. A low level grill and electric oven.
- The sink has a mixer tap with drainer.
- A free standing freezer.
- A free standing fridge.



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

## **Lounge/ Diner**

- The lounge and diner area measures approximately 4.00m wide x 3.03m.
- The room comprises one fabric two seated suite and two armchairs.
- Three tier nest of tables with a CD/Radio and coasters.
- A modern flat screen TV with video and DVD player.
- A coal effect electric fire.
- A square dining table with four chairs and mats are provided.
- Glass wall and ceiling lights.
- This area is open to the kitchen with ceiling oak beams dividing the space.
- The surface is wooden pine effect flooring with large floral rug.

## **Bedroom 2- King size bed**

- The door is hinged to the left when entering from the hall.
- The bedroom measures approximately 3.09m wide by 3.30m.
- There is a king size bed with fabric headboard and storage underneath. The mattress is 63cm above the ground. The bed is accessible from both sides.
- Two bedside cabinets with reading lamps and an alarm clock radio.
- Built in wardrobe and hangers.
- Chest unit with five drawers.
- Wall mirror.
- Shelving unit containing books, games and puzzles.
- 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.
- **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).**