

## National Trust Mottistone Rose Cottage Accessibility Guide

Rose Cottage  
Church Lane  
Mottistone  
Isle of Wight  
PO30 4ED

Ref 001008  
Sleeps 4 + Cot



### Introduction

- This cottage lies next to the church of Mottistone Village in a quiet side lane
- Large private enclosed garden containing a large lawn, shrubs and small trees
- There are two pedestrian entrance gates
- Garden benefits from a south facing aspect with wonderful views across fields to the coast
- Mottistone Rose accommodates 4 guests plus cot
- Front door porch opens into a dining room with reading area, sitting room, inner hall leading to ground floor WC and back door, kitchen, utility area. Turned staircase leading to bathroom, double bedroom and twin bedroom
- Heating is provided by storage heaters, also an open fire in the sitting room
- Wi-fi available and a good mobile phone reception
- Mottistone Rose is located on the number 12 Southern Vectis bus route with a stop available 100yds from the cottage
- The cottage is decorated in neutral creams with highlights of green and rose

### Pre-Arrival

- See the main webpage for booking and location details
- Please contact us prior to booking if you have any specific access requirements

- Directions provided with booking

## Approach, arrival and parking

- Approach the cottage from the B3399. Turning into Church Lane on the west side of the church. This is a tight turn into a narrow one-way lane. A low flint wall runs along the left-hand side and a hedge to the right-hand side. Rose cottage is situated on the right-hand side
- Parking for two cars is situated along the hedge at the widest point in the lane.
- Two pedestrians entrance gates are situated along the boundary hedge. The main entrance is a wide picket gate 152cm wide, 90cm height with a latch. One small pedestrians gate 92cm wide 92cm height leading to the back corner of the property accessed via steps leading from the road. These steps are uneven and of differing heights
- To the front of the cottage is a gently sloping gravel path leading to a flagstone paved area outside the front entrance. These flagstones can be uneven
- Step up into porch 6cm
- Outside furniture is located to the left-hand side of the south facing front door 71cm width
- The approach benefits from sensor lighting. There is also a timed switch located in the dining area



## Getting in (and out) of the cottage

- The accommodation is on two levels: ground and first floor
- **Ground Floor:** Entering the front porch a small step of 6cm in to dining area
- Key safe is located on the right-hand side at a height 130cm. Yale style lock
- The glass paned front door measures width 78cm with a 6cm wooden threshold.
- Door to the left leads to the sitting room
- Door straight ahead leads to the kitchen utility, inner hall with utility cupboard.
- Turned stairs to first floor, back door and downstairs WC
- **First floor:** from turned staircase width of 65cm, 12 steps with a tread of 20cm onto landing with wooden floor. Wooden handrail to right-hand side at a height of 85cm

## Getting around the cottage

### Dining room

- Entering dining area, door opens into the room, door to left-hand side is the sitting room.
- Dining room with reading area benefits from a south facing window and door, good natural lighting
- On the right-hand side is the light switch for the main pendant light and the timer switch for the outside light. These are located behind the curtain.
- Full height traditional curtains on poles for door. Curtains on pole to window
- To the right-hand side a reading area containing a winged back chair with arm rests measuring 43cm seat height, side table measuring 75cm high 46cm width and floor/reading light.
- Round dining table a height of 96cm and 3 chairs with back rest, seat high 48cm, 1 chair with back rest and arms, seat height 48cm
- A three-drawer dresser containing cutlery and board games, hanging handles
- South facing windows with traditional catches, one bar to the bottom and a latch in the middle of the frame. Bay windowsills 54cm depth 136cm width. Views over the front lawn
- Electric wall heater
- Vinyl wood effect flooring



### Inner Hall

- Lighting is provided by pendent ceiling light, switch located next to the under-stair cupboard and on left-hand side from dining room door
- Storage heater
- Inner half glazed door measuring 69cm in width with a roman blind, opens inwards into inner hall
- Under stairs utility cupboard fitted with fire resistant trim, pull open knob, door opens towards you. Storage for height adjustable ironing board, steam iron, Hoover, metal ash bucket and brush, mop and bucket. Wi-Fi Box location. Fuse box and meters
- Vinyl wood effect flooring
- Automatic emergency lighting

### Back door/ Porch

- Half glazed back door with yale style lock
- Door opens inwards, 78cm wide
- Threshold measures 9cm height
- Small step up onto garden area outside back door measuring 10cm

- Vinyl wood effect flooring
- Stone wall on left-hand side
- Nonslip door mats



## Ground floor WC

- Doorway into toilet 63cm width. Door opens towards you into the porch
- Door has a latch set at a height 144cm
- Step up into WC of 9cm
- Light switch on the right-hand side. Ceiling light
- Room dimensions of 107cm by 92cm
- WC comprises of close cup toilet with a push flush button on the top of the cistern. 60cm top of seat height
- Heated towel rail
- Small sink at a height of 82cm with integrated towel rail. Traditional hot and cold taps with twist top
- Large wall mirror
- Frosted window with pull down catch to open on a tilt, north facing
- Toilet roll holder fitted on the back of the door
- Back of door to toilet seat with door closed (knee room) 35cm
- Caution step signage on the back and front of door
- Vinyl flooring





## Sitting Room

- Entering the sitting room door measures 69cm wide. Door opens into sitting room.
- Sitting room benefits from a south facing window, good natural lighting
- Light switch located on the left-hand side
- Lighting is a ceiling pendant and wall light with glass shade
- Winged back chair with arm rests measuring 43cm seat height
- Large lounge chair 50cm seat height, 65cm arm height, 90cm seat back height, 93cm wide, 100cm depth
- Large Sofa 50cm seat height, 65cm arm height, 90cm seat back height, 100cm depth 214cm wide
- Large storage heater
- Side table with lamp, switch on cable
- 3 wall shelves containing a selection of books
- Open fireplace with spark guard. The fireplace is shallow in depth
- Side table with drawers
- TV 32" with integrated DVD
- Lamp, switch on cable
- Large floor rug over carpet flooring
- South facing bay window with tradition catch openers. Sill depth 54cm 136cm width. View over front lawn and outside dining area
- Traditional curtains on poles
- Door handle height at 120cm. Round twisting knob



## Kitchen & Utility Room

- Entering the kitchen from right-hand side of the inner hall
- Door opens into kitchen, measures 76cm width
- Kitchen benefits from an east facing window, good natural lighting
- Door handle - round knob
- Kitchen light switch is located ahead on the left-hand side of the utility door frame
- Kitchen lighting is a pendant
- Kitchen contains a fire extinguisher and fire blanket located above the kitchen light switch
- Kitchen storage comprises 2 large drawers with swinging handles, two large under sink units with shelf and swinging handles, two small undercounter units with drawers and shelves. swinging handles. 4 half size wall units with shelf base at height of 140cm, knob handles. Unit worktop height of 94cm
- Ceramic sink and half sink with drainer. Arched mixer tap with pull handles.
- Electric double oven with 4 hot plates with extractor fan with light above
- Full size dishwasher
- Toaster, Cordless kettle, radio, large kitchen clock
- Large window with sill and traditional catch openers
- Small window with sill, pull catch to open on a tilt, mesh fly cover
- Roman blind with chain on the right-hand side
- Crockery is white with a pink floral pattern
- Vinyl floor covering. Wooden door bar over entrance to utility room



## Utility Room

- To the right on entering the kitchen is the entrance to the utility room
- No door
- Utility light is located on the left -hand side of the utility room entrance
- Utility lighting is a pendant. There is no natural light
- Countertop 94cm height with microwave oven, small shelf over at a height of 152cm
- Washing machine under counter

- Fridge freezer 140cm height, 55 cm width
- Bin with pedal opener
- Cupboard with shelf at a height of 133cm containing water tank and laundry basket
- Fire Alarm control panel to the right-hand side
- Vinyl flooring
- Room tapers from door



## Stairs to First Floor Landing

- Turned wooden staircase
- Landing benefits from a west facing window, good natural light
- 12 steps to first floor, 20cm height, 25cm depth
- Handrail at approx. 85cm
- First floor landing has a wooden board floor with a rug
- Small decorative chair
- Storage heater
- Pendant lighting over stairs
- Window with one opening window fitted with a width restrictor
- Roman blind with chain on left-hand side
- Bathroom light/fan switch and towel rail booster located outside bathroom door on the right-hand side
- Automatic emergency lighting



## Double Bedroom

- Double bedroom is located on the left-hand side
- Room benefits from a south facing window, good natural light
- Light switch located on left-hand side on entering bedroom
- Door 69cm wide, opens into the room
- King bed with wooden headboard. Measuring 60cm mattress height
- Bedside cabinets with drawers 50cm depth, 36cm width, 70cm height wooden knob handles
- Bedside lamps twisting on/off button on base, dimmer switch
- Pendant light with glass shade
- Built in wardrobe containing stepladder, highchair, 2x oil filled heater (caretakers' cupboard over) door opens towards you. Pole height 175cm
- Storage heater
- Small decorative chair 37cm seat height, 43cm width, 50cm arm height, 87cm back height
- South facing window with views over front lawn and beyond to countryside and coast
- Windowsill 54cm depth 136cm wide with traditional opening windows fitted with window restrictors
- Traditional curtains on poles
- Large dresser with mirror. 2 small drawers over 2 large drawers. 122cm width, 58cm depth, 82cm height, 176cm total height floor to ceiling, swinging handles
- Wall socket with emergency torch height of 60cm
- Wall socket at foot of bed height of 60cm
- The gap between the bed and wall at its thinnest part is 30cm
- Carpet flooring



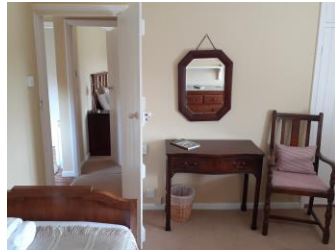
## Twin Bedroom

- Twin room is located on the right-hand side
- Room benefits from a south facing window, good natural light
- Light switch located on the right-hand side on entering
- Pendant light, glass shade
- Door width 69cm. Door opens into room
- 2 matching single beds with head and foot boards. 200cm long, 90cm wide, bedhead 108cm high, bed foot 79cm high, mattress height max 55cm



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- Drawers 2 small drawers over 2 larger. Height 84cm, width 91cm, depth 48cm. glass top. Swinging handles
- Wall shelf over drawers
- Lamps with switch on cable
- Storage heater
- South facing window with views over front lawn and beyond to countryside and coast
- Windowsill 54cm depth 136cm wide with traditional opening windows fitted with window restrictors
- Traditional curtains on poles
- Built in wardrobe with shelving and wall lighting, internal light switch (caretakers' cupboard over) pole at 183cm
- Large decorative chair with arm rests
- Wall mirror
- Small dressing table with 2 draws measuring 74cm height, 85cm width, 45cm depth, swinging handles
- Wall socket at floor height
- Carpet flooring
- No bedside cabinets



## Bathroom

- Bathroom located on the left-hand side
- Room benefits from an east facing window, good natural lighting
- Door width 70cm from wooden floor on to vinyl. metal threshold, door opens into the room
- Light switch/ towel rail booster button and shower switch is located outside door on the right-hand side
- Large towel rail 150cm height, 50 cm width
- Toilet roll holder at a height of 80cm
- Toilet with a handle lever to flush, seat height 43cm
- Bath width 65cm, height 59cm length 152cm. Sits in front of an east facing window
- Bath has an integrated shower attachment, twist turning taps with a lever to direct the flow of water to either bath or shower. Handles on both sides of bath
- Wall mounted soap dish and glass toiletries shelf over bath

- Window overlooks garden and picturesque church yard of Mottistone church. 2 openings of traditional catches. Windows fitted with width restrictors. Windowsill measures 18cm depth by 122cm wide
- Roman blinds with a chain cord on the left-hand side
- Sink with integrated towel rail measuring 84cm height, 56cm width, 45cm depth
- Hinged wall mounted mirror over sink 50cm by 40cm
- Wall light over mirror and sink. Operated by main switch and pull cord. Stands at 190cm
- Ceiling light
- Walk in shower floor dimension 70cm by 97cm. 9cm threshold
- Shower door slides to the right-hand side. Door opening 36cm
- Electric shower
- Adjustable showerhead on sliding pole
- Wall mounted soap dish
- Automatic ceiling extractor fan
- Door handle round knob, sliding lock, 2 clothes hooks on back of door
- Vinyl flooring



## Garden

Large, enclosed garden mainly laid to lawn with the addition of shrubs and small trees

Garden furniture comprising square wooden table measuring 76cm height, 80cm width with 4 chairs measuring seat height 46cm depth 48cm back 92cm.

2-seater garden bench seat height 42cm, arms height 64 cm, back 80cm

Paths around the cottage are a mix of gravel, paving and concrete. Uneven surface

Bin storage is located at the back of the cottage on the north side. 3 bins – General, Dry mixed recycling, Glass. There is a small step when exiting the back door to reach the bin area and the log store of 10cm

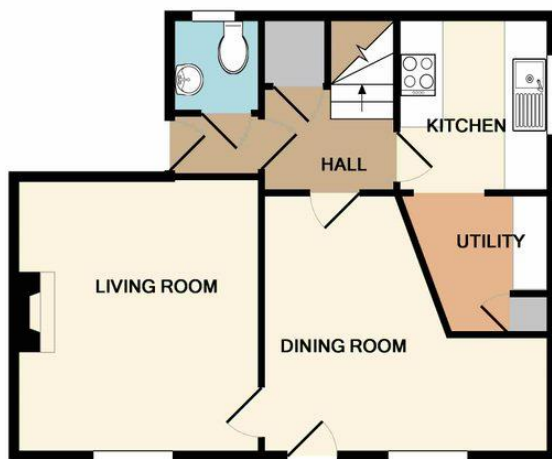
Log store is located opposite the back door. Door has a metal latch and padlock

Outside back door lights are located above the back door and above the kitchen window, switch located in the inner hall next to the hall cupboard.

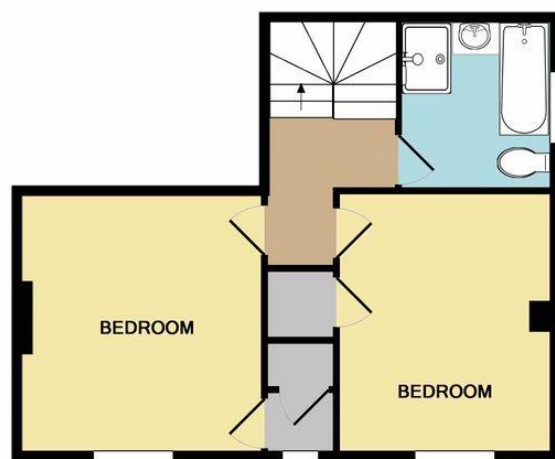
Washing line with pulley on right-hand side



## Additional Information



GROUND FLOOR  
APPROX. FLOOR  
AREA 458 SQ.FT.  
(42.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 414 SQ.FT.  
(38.4 SQ.M.)

ROSE COTTAGE, MOTTISTONE  
TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Facilities at all Cottages

The National Trust aims to expand the list of accessible /equipment/items available at each cottage and these may include

- Cordless kettle
- Hollowfibre bedding
- Chair with armrests
- Good reading light
- Large handle vegetable peeler
- Easy tin opener
- Non-slip mat for bath/shower
- Non-slip place mat
- Easy jar opener
- Information in alternative formats (on request)

Please note that we cannot guarantee that all items will be available at the time of your visit. Please enquire at the time of booking regarding any particular requests.

## Specialist equipment

Other specialist equipment such as wheelchairs, bath seats, toilet frames etc may be available for loan or purchase from the local Red Cross loan centre. Please check this out before booking the cottage and contact us if you require further information.

<http://www.redcross.org.uk/standard.asp?id=89425>

## Future Plans to improve Access to National Trust Holiday Accommodation

- We are currently in the process of writing accessibility guides for all our holiday cottages and bunkhouses and improving access over time for all our guests. All feedback is very helpful in informing us of ways in which we can improve access. We welcome any comments or ideas from you about access at this cottage and thank you for taking the time to do this. Please do this in the most convenient way for you. See contact details below or information on website.

## About the Accessibility Guide

- This Accessibility Guide is intended to provide key information about the accommodation that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific and we will be happy to oblige.  
Email: [cottages@nationaltrust.org.uk](mailto:cottages@nationaltrust.org.uk)  
Phone: 0344 8002070

## Access for All at the National Trust

- The Access for All office works to improve access at all National Trust accommodation and properties. The office welcomes comments and ideas on improving access.  
Phone: 01793 818531  
Email: [accessforall@nationaltrust.org.uk](mailto:accessforall@nationaltrust.org.uk)

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