

## National Trust Mottistone Manor Farmhouse Accessibility Guide

Mottistone Manor Farmhouse  
Main Road  
Mottistone  
Isle of Wight  
PO30 4ED



Ref 001027  
Sleeps 14 + Cot  
2 Dogs

### Introduction

- This former farmhouse is in the village of Mottistone with Brighstone village close by.
- A large farmhouse with large south facing gardens containing lawns, shrubs and trees. Views over open countryside to the coast.
- Mottistone Manor Farmhouse accommodates 14 + cot and up to 2 dogs.
- Accommodation arrangement:  
**Ground Floor**-Entrance Hall, sitting room, hallway, large living room, kitchen, dining room, utility and WC, twin bedroom with en suite bathroom  
French doors from the dining room and sitting rooms lead onto the terrace in the back garden  
**First floor** -6 bedrooms and 4 bathrooms.  
**6 bedrooms**; 6ft double, 5ft double with en suite bathroom, 5ft double, 3x twin rooms.  
**4 bathrooms**; 1 large bathroom with bath and shower, 2x shower rooms and en suite bathroom with electric shower over
- Heating is provided by air source heating

- Wi-fi available, mobile phone can be intermittent due to location
- Crockery is a neutral linen colour

## 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 the driveway through gates, a sloping drive is tarmacked and opens onto a gravelled drive with parking for up to 4-5 cars. There is additional parking at the back of the property which can be accessed by turning into the farm track to the west of the property, the most accessible entrance though, is through the main entrance
- Mottistone Manor Farmhouse is located on the number 12 Southern Vectis bus route with a stop at the church approximate 200yds from the property

## Getting in (and out) of the cottage

- From the gravelled driveway there are flagstones leading to a tiled floor which is under a porchway. This area is flat. The main front door is 89cm wide with a low handle at 60cm high.
- All interior doorways are 79cm wide
- Outside lighting all around property, switches inside



## Getting around the cottage - Ground Floor

### Main Entrance – Front Hall

- Front entrance porch with key safe on the right-hand side at 150cm high. Yale style lock. Outside light over porch. East Facing
- Front door with a width of 89 cm opens with handle at 63cm into a large entrance hall with original decorative tiled floor.
- 2 pews seats at a height of 44cm, coat hooks, ceiling pendant, baskets containing picnic rugs and garden games
- Fire Control Panel, Fire Action Notice, Emergency Fire Evacuation Button
- 3Ltr Foam Extinguisher
- Outside light switch

### Door to Main Hall

- Door to hall has threshold of 2cm. Door 83cm wide
- Reception rooms and ground floor wing accessed from main hall
- Wooden flooring
- Staircase
- Door to grounds at far end



### Sitting room- ‘Snug’

- Fire door from the main corridor opens into the snug. Handle at 85cm high
- Light switch is on the right-hand side on entering
- Windows are south facing with good natural light, fitted with secondary glazing, curtains on poles
- Window seat with cushion at 50cm high
- Room comprises of 2 armchairs with a seat height of 45cm, arms 59cm high, back 100cm high.
- Sofa 41cm seat height 46cm
- Coffee table – circular at 46cm high
- TV 32” with Freesat and DVD player
- 2 side tables with lamps, switch on the cable
- Wall shelves, recessed display cupboard with glass panes and cupboard under
- Carpet flooring with Rug
- Ceiling pendant lighting
- Telephone (number available in welcome folder)
- Decorated in soft browns with a farming theme



## Living Room- Main Room

- Door opens into the room with light switch on the left-hand side
- Large bay windows face south with wooden shutters overlooking the grounds, good natural light
- Room consists of 2 fabric sofas, seat high 45cm, arm 59cm back 80cm
- 1 leather sofa, seat high 40cm, arm 79cm back 79cm
- 2 low lounge chairs situated in the bay window seat 37cm high, arm 50cm max, back 88cm, large foot pouf 35cm high
- Large coffee table 46cm high
- Large sideboard with lamp, switch on the cable. Contains the WI-FI box
- Smart TV 40"
- Brick fireplace with wood burning stove
- Floor to ceiling bookcase with books
- Standard Lamp with foot switch
- Ceiling chandelier, wall lamps
- Wooden floor with rug
- Decorated in browns and neutral shades with highlights of soft purple and green
- French doors lead to the garden seating area on the terrace, threshold of 9cm and low door handles 58cm high



## Dining Room

- Door opens into the room with light switch on the left-hand side
- Raised threshold of 2cm
- Bay windows and doors south facing with curtains on poles
- Patio doors open on to the terrace with views of the grounds to the sea



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- Dining table – 100cm wide and 12ft long. 12 dining chairs without arms, seat 46cm high, back 82cm high. 2 dining chairs with arms seat 46cm high, arms 66cm high, back 100cm high
- Room comprises of 2 chairs seat 40cm high, arms 58cm high
- Side table with lamp, switch on the cable
- Sideboard containing cutlery, lamp with switch on the cable
- Brick fireplace, Wood burning stove
- Recess with shelving
- Floor light switch at wall
- 2 low ceiling pendant lights over dining table
- Decorative Grandfather clock
- Wooden parquet flooring
- Decorated in neutral with a game bird and country house cooking
- French doors leading onto the terrace and outside seating, threshold of 16cm and door handle height of 64cm
- Outside light switch
- DAB radio



## Cloakroom

- Toilet, seat height 44cm, handle on the cistern
- Sink, small cloakroom size at a height of 82cm, pillar taps
- Frosted north facing window fitted with secondary glazing, roman blinds with chain on right-hand side
- Radiator
- Wall mirror



## Utilities Cupboard

- Automatic lighting
- Contains 2 highchairs, Hoover, iron and board, brushes



## Kitchen

- 4cm step into kitchen
- Fire door with automatic closure opens into the kitchen, switch on the right-hand side
- Large kitchen with a selection of cupboards and drawers
- Work surfaces at 90cm high
- Double Belfast style sink, horizontal lever taps and arch over mixer tap, drainer within the work surface
- Central island with drawers and a low pendant light over
- Large walk-in larder cupboard
- 'Rangemaster' oven on a plinth at 100cm high. Comprising 2 large and 1 small ovens, warming drawer, grill, 6 hot plates including a warming plate
- Range recessed into the alcove with downlighters over
- Large fridge freezer 185cm high
- Microwave 800W
- Full size Dishwasher 1 of 2
- Toaster
- Kettle 1 of 2
- Sideboard dresser
- Windows west facing with roman blinds, chain on the right-hand side
- Tiled flooring
- Spotlights
- Fire blanket
- Cottage Keys located outside the utility door on a key rack



## Utility Room

- Utility accessed via kitchen and back door/ ground floor wing
- Utility consists of full-sized Dishwasher
- Washing machine
- Tumble dryer
- Large larder fridge 170cm high
- Sink with drainer, pull handles with arch over mixer tap
- Undercounter cupboards and drawers
- Worktop height at 92cm
- Pendant lighting and recessed spotlights
- West facing window fitted with secondary glazing. No blinds
- Flagstone flooring which is naturally uneven
- Doors to kitchen, back door lobby and ground floor wing

## Back door

- Key safe to the left hand-side at 150cm cm high, 3cm door threshold
- Door width of 100cm, handle at 90cm, outside light above
- Outside light switch
- Pendant an emergency lobby lighting
- Back door lobby has flag stone floor which are naturally uneven
- Doors lead to kitchen/utility and ground floor wing



## Corridor & Stairs - Ground Floor Wing

- Fire door to corridor
- Corridor leads to the back door and access to utility room
- Stairs to first floor on left-hand side. Turned staircase, 14 steps 18cm high by 27cm depth, handrail to the right-hand side at 85cm high
- Carpet flooring
- Skylight over stairwell, good natural light
- Corridor has pendant lighting and emergency exit lighting



## Ground Floor Bathroom – connects to ‘Brook’ Twin

- Toilet, seat height 44cm, flush handle on cistern
- Sink at 83cm high, pillar taps with mirror over
- Large walk-in shower, threshold 12cm, pull open door. Lever to turn on, large rain style shower head
- Ceiling light and wall light over sink
- Radiator
- East facing window with secondary glazing
- Roman blinds with chain on left-hand side
- Connecting door to ‘Brook’ twin room
- Vinyl wood effect flooring
- Decorated in neutrals with highlights of green





## Twin Bedroom – ‘Brook’

- Light switch on left-hand side
- 2 single beds with a mattress height of 66cm
- Dressing table with mirror
- 2 bedside tables 77cm high with lamps, switch located on the neck
- Pendant ceiling light
- Chair, seat 43cm, arms 55cm, back 90cm in height
- Windows are east facing and fitted with secondary glazing, good natural light, roman blinds with chain on the right-hand side
- Carpet flooring
- Large, mirrored wardrobe
- Decorated in neutrals and soft green
- This room has additional spaces suitable for cots or mobility equipment



## Getting around the cottage – First Floor

### Main staircase and first floor landing

- Main staircase to the first floor has 14 steps, 19cm high, 30cm deep
- Banister on the right-hand side
- At the top of the stairs is a window, north facing with roman blinds and the entrance to the shower room
- Small side table with table lamp, switch on cable
- Carpet flooring
- Pendant and emergency exit lighting



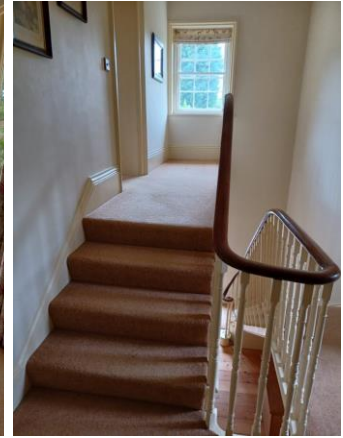
## Shower Room

- Toilet with a seat height of 45cm, flush handle on the cistern
- Sink, height 85cm with pillar taps and a wall mirror over
- Wall mounted towel rail
- Shower with pull open door, step up at 26cm threshold,
- 2 shower heads, large rain style and small head with hand hold
- Window, west facing with roman blind, chain on left-hand side



## 'Mottistone' Master Bedroom

- 4 steps with banister to the right-hand side lead to the landing entrance of 'Mottistone' Master Bedroom, window facing west
- Room comprises- Super-King bed with a mattress height of 60cm, head and footboards
- 2 lounge chairs situated in the bay window, seat 38cm, arm 50cm, back 85cm high
- 2 decorative chairs
- 2 large wardrobes
- Large floor standing mirror
- Decorative fireplace with a marble surround and mirror over
- 2 bedside cabinets with lamps, switch on the neck
- Large fabric ottoman 50cm high
- Ceiling pendant
- Carpet flooring
- South facing bay windows with curtains on poles. Views of the grounds to the sea
- Decorated in neutrals with highlight of soft purple and floral details



## **‘Headon Warren’ – Double Bedroom**

- Step down 20cm into double bedroom
- Light switch on left-hand side
- Double bed with head and footboard, mattress height of 66cm
- Low south facing window with seat at 26cm high overlooking the grounds, roman blinds with the chain on the right-hand side
- Built-in wardrobe and cupboards
- Decorative fireplace with mantel and shelf over
- 2 Small decorative chairs 46cm and 41cm high
- Dressing table, 76cm high with mirror
- 2 bedside cabinets 76cm high
- 2 lamps with switch on the neck
- Ceiling pendant
- Carpet flooring
- Decorated in neutrals with highlights of greens and soft purple



## **‘Compton’ – Twin Bedroom**

- Step down 20cm into twin bedroom
- Light switch on the right-hand side

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- 2 single beds with head and footboards, mattress height of 70cm
- Low south facing window with seat 25cm high, roman blinds with chain on right-hand side
- Decorative chair, seat 43cm, arms 56cm back 90cm high
- Chest of drawers with mirror over 100cm high
- Built-in cupboards
- Shared bedside cabinet, 76cm high
- 2 lamps, switch on cable
- Pendant light
- Carpet flooring
- Decorated in browns



## Bathroom – Main

- Switch outside of door on left-hand side
- Free standing roll top bath 65cm sides, with mixer pillar tap
- Toilet, seat height 50cm, cistern is tall with a flush handle at 130cm high
- Large walk-in shower with a threshold of 12cm and a pull door, fan over, large rain style showerhead, lever to operate shower
- Large sink at 89cm high and pillar taps, wall mirror over
- 2 wall lights
- Towel rail
- Decorative chair, seat 40cm, arm 66cm, back 100cm high
- Decorative cabinet with mirror
- Wood effect vinyl flooring
- Window east facing with roman blinds and chains on the right-hand side





## First Floor Wing

- A fire door leads into the corridor, 3ltr foam fire extinguisher
- Ceiling lights and emergency lighting
- Stairs down to ground floor on right-hand side



## Shower Room – first floor wing

- Switch outside door on the left-hand side
- Large walk-in shower with 22cm threshold, pull door
- Electric shower
- Toilet with seat height of 44cm, flush handle on the cistern
- Sink at 85cm high and wall mounted mirror over
- Wall and ceiling light
- Wall hooks



## ‘Tennyson’ – Twin Bedroom

- Switch on the left hand-side
- 2 single beds with head and footboards and a mattress height of 70cm
- Bedside cabinet 76cm high
- 2 lamps with twist dimmer switch on the base
- Writing desk 74cm high



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- Small decorative chair 40cm high
- Chest of drawers with mirror 84cm high
- Built-in wardrobe and cupboard over
- Windows east facing with window seat 53cm, roman blind with chain on the right hand-side
- Pendant lighting
- Carpet flooring
- Decorated in browns and greens



## **‘Newtown’ – Twin Room**

- Light switch on right hand-side
- 2 single beds with head and footboards, mattress height of 60cm
- 2 bedside cabinets 75cm high
- 2 bedside lamps with switch on the cable
- Small decorative chest 47cm high
- Decorative chair, seat height 48cm
- Chest of drawers with mirror
- Decorative fireplace with mantel
- Built-in wardrobe with cupboard over
- Pendant lighting
- 2 windows – east facing with seat, north-facing. Roman blinds with chain on right hand-side
- Carpet flooring
- Decorated in neutrals soft browns and greens



## **'Borthwood' – Double Bedroom with En suite**

- Light switch on left hand-side
- Double bed with large decorative headboard and foot board, mattress height at 67cm
- 2 bedside cabinets 84cm high
- 2 lamps, switch on the base
- Small decorative chair 45cm high
- Decorative fireplace with mantel and mirror over
- Chest of drawers with mirror over
- Free standing wardrobe
- 2 windows – north facing, west facing with window seat
- Roman blinds with chain on right hand-side
- Pendant light
- Carpet flooring
- Decorated in neutrals, soft browns and greens



## **En suite Bathroom**

- Switch outside door on right hand-side
- Door has frosted glass and opens into bathroom
- Toilet with flush handle on the cistern, seat height of 46cm
- Bath 5ft with side at 57cm and grab rail, pillar taps, electric shower over – push button to start shower
- Bi-folding shower screen
- Sink, 85cm high with pillar taps
- Wall mounted mirror and wall light
- Large towel rail
- Ceiling light
- Wood effect vinyl flooring
- West facing window with roman blinds, chain on right hand-side



## Garden

Large mature garden on many levels with boarder, shrubs and trees

Large terrace area with seating for 14 people: table 76cm high, chair seat 43cm, arm 65cm, back 90cm high

2 steamer chairs, cushions provided in large chest located under the main stairwell

Terrace may be accessed from dining room, sitting room and living room



Additional benches are located though the garden along with football goals

Garden games are provided in the front entrance

Exterior lighting





Back door with an integrated twist lock, from hallway leads to back garden with raised threshold of 11cm and a low handle at 76cm. Door opens onto small area of flagstones and then onto grass



Bike store located to the rear of the property, accessed via a side entrance by back door  
 Waste Bins (General, Dry Mixed Recycling and Glass) located at the rear of the property under the kitchen window  
 Outside tap  
 Washing line



To the west side are steps leading down to the cellar which contains the air source pump. This is not accessible



## Additional Information

GROUND FLOOR  
2288 sq.ft. (212.6 sq.m.) approx.



1ST FLOOR  
2279 sq.ft. (211.7 sq.m.) approx.



TOTAL FLOOR AREA: 4566 sq.ft. (424.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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