

## National Trust Knowles Farm Cottage Accessibility Guide

Knowles Farm Cottage  
St Catherine  
Nr Ventnor  
Isle of Wight  
PO38 2NF



Ref 001005  
Sleeps 4 + Cot  
1 Dog

### Introduction

- This cottage is situated at St Catherine's Point, the Islands most southerly point
- A remote location next to the St Catherine's Lighthouse with far reaching views of the English Channel. A popular bird watching location
- A pedestrian entrance at the side of the cottage opens into a south facing wall garden area. Lawn and borders
- A gravel parking area to the north side of the cottage
- The cottage comprises kitchen with dining table and chairs, sitting room, ground floor bathroom. Stairs to first floor, double bedroom and twin bedroom accessed through the double room
- Wi-Fi available
- Mobile phone signal can be weak due to location
- The nearest Southern Vectis bus service is number 6 to Ventnor, a stop is located at 'Sandrock' a walk uphill from the cottage. This is an extension of the main route and a very limited service
- Heating is provided by storage heaters, also a wood burner in the sitting room
- This cosy cottage has low ceilings and beams throughout

## 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

- Turning off the main public road 'St Catherine's Road' pass through the 'No Entry' sign and follow the track down towards the cottage
- This is a private track of approximately ½ mile which is steep and unmade
- Pass the entrance to the lighthouse on the left-hand side and continue to the large gravel area.
- Knowles cottage is the first cottage in the group
- Parking for several cars available on the gravel area



## Getting in (and out) of the cottage

- Enter the cottage garden through a wooden gate 90cm wide, from the gravel parking area
- A concrete path runs to the right along the front of the building to the front door
- An outside light with a sensor is situated in the small porch
- Key safe on the right-hand side at 130cm high
- Front door 180cm high, 84cm wide with a 30cm wooden threshold
- Yale style lock



## Getting around the cottage

### Kitchen Diner

- The front door opens into a small lobby
- Glass panel and glass fire door with handle 185cm high and 73cm wide with an automatic Fire alarm closure, opens into the kitchen
- Dining area with circular table 76cm high and 4 chairs 46cm seat height, 96 cm back height
- Selection of wall and under counter units and drawers. Work top heights at 91cm high
- Electric double oven with 4 hot plates and grill, extractor fan over
- Half size dishwasher
- Fridge freezer
- Washing machine 6kg
- Toaster, cordless kettle
- Microwave oven 800W
- Sink and half sink with arch over tap with lever handles
- Electric heater
- Quarry tiled floor
- Small window to the north with roman blinds
- 4 wall lights
- Beamed ceiling reduces head height to 180cm
- Utility cupboard with a latch style door handle



### Sitting Room

- Lobby area inside the front door leads into the sitting room
- Low amount of natural light
- Light switch to the left-hand side
- Doorway into sitting room 73cm wide with 3 cm threshold
- 2 armchairs with seat height of 48cm, arms 64cm high
- Sofa, seat height 45cm
- TV, DVD player and radio

- Open Fire with mantel over and tiled hearth
- Cabinet containing books, game and DVDs, 80cm high
- Coffee table 48cm high
- 2 wall lights and table lamp with the switch on the cable
- Carpet floor with rug
- Windows facing north and south, curtains on poles
- Beamed ceiling, 175cm at lowest level



### **Small corridor from sitting room leads to the bathroom**

- Carpeted corridor 73cm – 63cm wide, with a step up of 12cm
- Latch style handle
- Hot water booster button



### **Bathroom (Ground Floor)**

- Pull cord on right-hand side
- Doorway into bathroom 71cm wide
- Vinyl wood effect flooring
- Toilet with seat height at 43cm high
- Sink 85cm high with pillar taps and mirror over, shaver point
- Bath 57cm high with electric shower over. Pillar taps with a handheld shower attachment with a lever for direction
- Towel rail
- Small, frosted window to the north with roman blinds
- Ceiling light





## Double Bedroom

- Stairs from the front door leads to the double bedroom, 10 carpeted stairs with 19cm tread and stairwell of 67cm wide, fixed hand rail on the right-hand side
- Light switch and Fire alarm control point at base of the stairs on right-hand side
- A balustrade at 90cm high is situated around the stairwell in the double bedroom
- Location of fire extinguisher
- Double bed with metal head and footboard and a mattress height of 66cm
- Chest of drawers 78 high
- 2 bedside cabinets 68cm high with lamps, switch on the base
- Built-in wardrobe
- Wall mounted mirror
- Storage heater
- Pendant and emergency lighting
- South facing window with curtains on poles
- Stairgate fix at top of stairwell in double room
- Decorated in cream with sea green



## Twin Bedroom (accessed through Double bedroom)

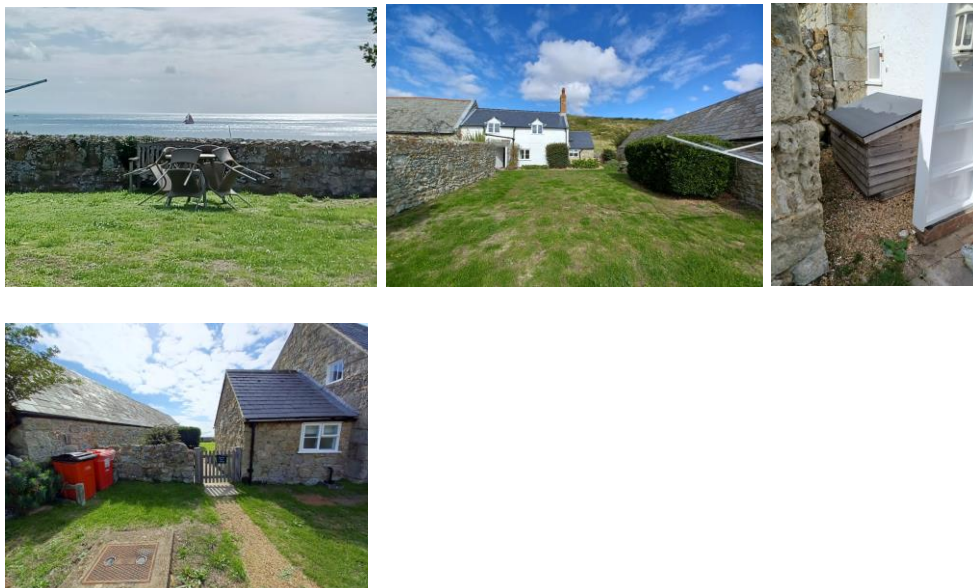
- Latched door handle
- Light switch outside door double room
- 2 single beds with brass bed heads, mattress height of 56cm high
- Chest of drawers 72 cm high with lamps, switch on the cable

- Small built-in cupboard with pole and shelf
- Decorative fireplace
- Small free-standing mirror
- Window south and small east facing with curtains on poles
- Pendant lighting



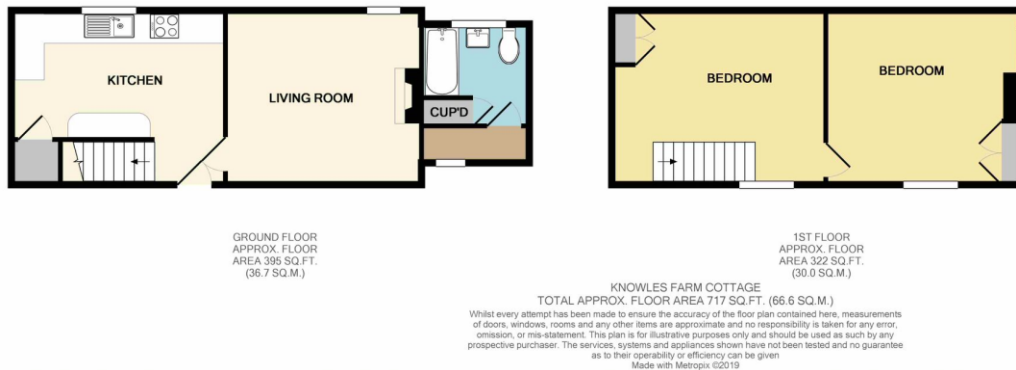
## Garden

- A walled garden to the rear of the cottage is laid to lawn with far reaching views across fields and the English Channel
- Wooden bench with seat height of 40cm and arms of 60cm high
- Table 75cm high, chairs with a seat height of 46cm, arms of 63cm and back height of 76cm
- Log store located to the left-hand side of the front door
- Bin storage- General, Dry Mixed Recycling and Glass, located to the left-hand side of the access gate



## Additional Information

- Knowles farm has low ceilings and beams throughout
- The windows, while south facing, are small and recessed and provide a low level of light
- The access road is steep and uneven with the majority being unmade
- The mobile phone reception is poor due to location



## 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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