

## **Tapnell Manor Access Statement**

### **Booking, Key Collection, Welcome & Parking**

- Following your booking, you will receive a booking confirmation detailing the holiday you have booked. The same day, you will receive an email with payment details, terms and conditions as well as a Wightlink Discount code. You will also receive a text the day of your arrival to check you have everything you need.
- The keys for the manor will be ready for you in the key safe to the left of the front door- the code for the key safe is 1964.
- We try to make sure that one of the team is around to greet you, whether it be Tom, Chloe or a member of restaurant staff to answer any questions you may have and to show you around. If you are arriving late, it is likely that there will not be anyone around to say hello, but all the information that is sent prior to your arrival will help you get to your accommodation. Prior communications will mean we know an approximate arrival time so that we can ensure your accommodation is ready for you when you arrive.
- The manor has its own private parking, with space for comfortably 4 cars and up to 6 cars if you manoeuvre around! The parking is right outside the front of the manor.
- The parking area has a gravel surface and is surrounded by a stone wall.
- There is a light on the front of the house that lights the doorway.

### **Public Areas- Farm, Fields and general areas on site**

- The manor is based on a working young stock farm with over 700 cows. We urge guests to take caution with children and animals as farm vehicles, chemicals and livestock will be present around the farm.
- The manor is located next to long term lets- please respect the residents/ their houses during your stay
- The path to and from the manor are gravel
- The manor has its' own gardens, car park, bins and drive. All other aspects are communal public areas.
- The track leading to the manor from the road is a mixture of concrete and gravel, with a strict speed limit of 15mph.

## **GROUND FLOOR**

### **Entrance**

- The entrance to the manor is through a 47ins double door into a porch/boot room/ toilet. The doorway from the porch to the entrance lounge is 35ins wide. The toilet to the right of the porch is through two 30ins doorways. There is a fire extinguisher in the front porch to the right of the inner door.

### **Lounge & Dining**

- The manor has 2 lounge areas- the entrance lounge & drawing room and 2 dining areas- one in the kitchen as well as a formal dining room.
  - Entrance lounge- the first room you come to on entering the house through the front door. The entrance lounge has 3 sofas, all approximately 17ins high. There are 6 plug sockets, wooden floors, an open fire, 3 side units, a coffee table and mirrors

and paintings on the wall. Lighting in the entrance lounge is 2 ceiling spotlights and a standing lamp. There is one large window in this room.

- Main Lounge/ Drawing Room- located on the right after the entrance lounge has 2 6ins steps on entering. The lounge itself is carpeted with 4 large windows, 8 plug sockets, a log burner, a piano, TV and coffee tables. The seating available consists of: 3 window seats, 3 sofas and 3 armchairs- all approximately 17ins high. Lighting in the main lounge is 3 wall lights, 1 office lamp and 1 standing lamp.
- The hall between the main living areas has wooden flooring. The hall has a 34ins outside door that leads to the hot tub area, along with 2 8ins steps down to this area. The halls is well lit with 2 wall lights. In the hall there is also 2 fire extinguishers, the thermostat and the fire alarm controller.
- Dining Room- is across the hall from the main lounge/ drawing room. The doorway is 3ft wide, with flat entrance to a wooden floor. The dining table is 12ft x 6.5ft made up of 4 smaller tables (6ft x 3.3ft). Around the table there are 16 dining chairs, and more can be added on request. Lighting in the dining room consists of a ceiling chandelier, 2 wall lights and 2 lamps. Other furniture in the dining room includes; a desk, 2 units, open fire and 1 long bench. There are 3 windows, 2 of which have window seats. The room has 4 plug sockets.

### Kitchen

- The kitchen is located down x5 8ins steps to the right from the dining room. On the left of the bottom of steps there is a small utility room. Through a 32ins wide door way, in the utility room there is a 36ins high sink and worktop, cupboards, washing machine, tumble dryer and cleaning products.
- To the right of the steps just before the kitchen, there is a 34ins outside door with a 2ins lip to step over, leading to a patio area.
- Opposite the outside door there is a locked gate and steps down to the cellar. By the gate there are 3 fire extinguishers and a fire blanket.
- The kitchen entrance has a 32ins doorway and wood laminate flooring.
- The kitchen table has seating for 14 people consisting of a corner bench and 5 chairs. The chairs are approximately 17ins high and the bench 20ins high. Other seating in the kitchen include x2 armchairs.
- Appliances in the kitchen include a 5 oven & 2 hob aga, fan assisted double oven with extractor fan, kettle, x3 toasters, microwave, tall fridge, tall freezer and dishwasher.
- The worktops in the kitchen are 37ins high, with floor cupboards, wall cupboards and a larder. The kitchen is well lit- 2 windows for natural light and then 7 spotlights, x1 ceiling light and 1 lamp. There are 12 plug sockets in the kitchen.
- From the kitchen there are x3 34ins doorways- leading to: the conservatory, back to the dining room etc and to the games room/ wet room/ sofa bed area.

### Conservatory

- In the conservatory there are 2 dining tables. The larger of the two tables is 39ins x106ins with a long bench to seat 5 people and then 4 chairs at 17ins high.
- The other smaller round table has a 45ins diameter with 3 chairs
- In the conservatory there are also- 2 sofas, an electric portable heater and 2 coffee tables
- The conservatory has wooden floors with half height west facing glass walls and glass ceiling. There is lots of natural light, but also 3 wall lights.

- The conservatory has a 46ins double door into the garden.

### Games Room

- Another doorway from the kitchen leads to the wet room/ games room and sofa bed.
- There are 2 spot lights in a walk way to a small lounging area with Sky TV and sofa bed. There are 4 sockets in this area. Off of this room, through a 36ins doorway, there is a wet room with disabled facilities. The wet room has: toilet, sink, hand rails, bin & alarm cord.
- From the lounging area, there are x8 6ins steps down to the games room through a 29ins wide doorway. The games room has wooden laminate flooring.
- Facilities in the games room include: a full size tennis table, darts board, board games and children's toys. There are also 2 sofas, a mini drinks fridge and cd player.
- There are 9 spotlights and 6 plug sockets in the games room.
- From the games room there are 45ins wide double doors to a patio area and gardens.

### **FIRST FLOOR**

- The main staircase has x15 wooden 6ins stairs with a wooden hand rail at 34ins high. The staircase is 39ins wide. Lighting over the stairwell is a chandelier with 5 light bulbs.
- The landing at the top of the stairs is carpeted and the bedrooms are divided on two sides of the house.
- On the landing outside the nursery there is 1 foam extinguisher, a medium window, a laundry cupboard and x9 15ins steps down to the kitchen
- The stairs to the second floor landing at the back of the house are x12 6ins curving steps. On the second floor landing to the back of the house, there are 2 plug sockets and 1 Velux window.
- Outside the blue bedroom there is a laundry cupboard
- The stairs to the second floor landing at the front of the house are 32ins wide and there are x12 8ins steps. There is a thin rope hand rail and a child safety gate at the bottom of the stairs on the 2<sup>nd</sup> step. At the top of the stairs, to the left there is another x1 19ins step to get to the Solent Room. Before the Solent room, there is a landing with sofa bed and 4 plug sockets. There is also a foam extinguisher on the landing.

### Bedrooms

- Garden Bedroom- Double bedroom: 20ins high standard double bed. The entrance to the room is a 30ins door way up a 1ins step into the room. Furniture in the room includes: a large wardrobe, x2 chest of drawers, x1 armchair and x2 bed side tables. Lighting in the room is x1 ceiling light, x2 bed side lamps as well as 3 medium size windows. There are 6 plug sockets.
- Nursery Room- there is a 30ins entrance doorway. Furniture in the room includes: x1 wooden cot 39ins high, x2 chest of drawers, x1 put up bed. Lighting in the room includes; a ceiling light, x1 lamp and a small window. There are 4 plug sockets in the room.
- Magnolia Bedroom- Triple bedroom through a 30ins doorway with x3 single beds (24ins high, 75ins long, 38ins wide). Storage is 2 built in wardrobes. Lighting is a ceiling light and natural light from a large window. There are 4 plug sockets in this room.
- Butterfly Bedroom- through a 26ins doorway. Double bedroom with a 22ins high, 55ins wide bed. Wooden floor & angled ceiling that is 43ins high at lowest point. Lighting: 4 ceiling spot

lights and 2 bed side lamps. Natural light- x3 Velux windows. There are 8 plug sockets. Furniture in the room includes: a TV, x2 chest of drawers and 2 bed side tables.

- Tennyson Bedroom- double bedroom with 26ins doorway. Double bed 55ins wide and 20ins high. Double sofa bed that pulls out to floor height bed. Furniture includes: x1 chest, x1 chest of drawers and 2 bed side tables. Lighting: x6 ceiling spotlights, x1 bed side lamp. The roof is angled and is 43ins at the lowest point. There are 6 plug sockets and a Velux window.
- Blue Bedroom- Family room with king size bed and single bed. The king bed is 19ins high, 70ins wide and the single is 24ins high. Furniture in the room includes: x2 bed side tables, Sky TV and unit and built in wardrobe. Lighting: x2 bed side lamps and 1 ceiling light. There are 6 plug sockets and 1 shaving socket. 2 windows.
- Afton Bedroom- 30 ins doorway to twin bedroom. X2 20 ins high single beds, x2 bed side tables, x1 armchair and x1 chest of drawers. There are 6 plug sockets. Lighting: x1 ceiling light, x2 table lamps and 2 windows.
- Grandma's Bedroom- 30ins doorway to king size bedroom. King bed- 24ins high, 60ins wide. Furniture: x2 bed side tables, x2 chest of drawers, x2 build in wardrobes, x2 chairs and TV. Lighting: x2 table lamps and 1 ceiling light. Ornamental fireplace. 3 large windows. X4 plug sockets.
- Solent Bedroom- 29ins doorway to double bedroom. The bed is 24ins high, 59ins wide. Furniture: x2 bed side tables, x2 chest of drawers and 1 clothes rail. Lighting: x2 bed side lamps, x1 ceiling light and x1 wall spotlight. The room has 2 windows.
- The Nest Bedroom- King bedroom through 29ins doorway. King bed: 23ins high and 62ins wide. Furniture: x2 bed side tables, x1 dressing table & chair and 1 armchair. Lighting: x4 ceiling spot lights and 2 bed side lamps. X2 windows.

### Bathrooms

- Bathroom 1- 30ins doorway. Pull cord light switch. Bath, toilet & sink. One small window.
- Bathroom 2- 30ins doorway. Pull cord light switch. Shower with 9ins lip, sink & toilet. Lighting- 1 small window and 5 ceiling spot lights.
- Bathroom 3- Butterfly room ensuite. Bath, toilet & sink. 30ins doorway. Lighting: x3 ceiling spotlights
- Bathroom 4- Blue room ensuite. Bath, toilet & sink. 30ins doorway. Lighting: 1 ceiling light and 1 window.
- Bathroom 5- 30ins doorway to walk in shower room. Small window. Step up to shower- tiled floor and walls.
- Bathroom 6- 30ins doorway. Bath, toilet & sink. Large window & ceiling light.
- Bathroom 7- Solent room ensuite: shower (4ins lip), sink & toilet. X1 shaving socket. X2 spot lights and 1 window.
- Bathroom 8- The Nest room ensuite: shower (3ins lip), sink & toilet. 27ins doorway. Switchboard in bathroom cupboard.

### Outside Areas

- There is a log burning hot tub available for guests to use- logs are provided free of charge.
- The patio area outside the games room has a large table with 12 chairs as well as a charcoal bbq.
- There is a natural pond/ stream with fauna and animal habitats
- There are vegetable patches and fruit trees in the gardens that can be picked and used by guests

### **Additional Information**

- Assistance dogs are welcome.
- Extension cables are available.
- All areas in the manor have good colour contrast between floor and wall.
- The nearest General Hospital with an A&E unit and walk in
- NHS is 10 miles away and the nearest Doctor's surgery is 3 miles away. We include all useful numbers in your lodge welcome guide.
- Free Wi-Fi Internet access is available.
- We can offer a list of nearby attractions and details for them
- Access Statements for information, where available.
- Tapnell Farm also has a play barn that is free to guests' children. The restaurant & gift shop on site also offers a 10% discount for guests. There is also a local arts/photography gallery.
- Guests can hire bikes that can be delivered on site

### **Future Plans**

We are planning a review of our website next year to make it more accessible, your comments are welcome to assist us with this project.

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Hours Of Operation: 365 days of the year

Local Accessible Taxi: Jays Taxi 01983 756555

Local Public Transport: Southern Vectis 01983 827000