

## POOL COTTAGE, THORNCROSS, BRIGHSTONE, ISLE OF WIGHT. 2018



Pool Cottage is semi-detached thatched 17th century cottage, situated in the small hamlet of Thorncross one mile from the village of Brighstone. It lies in an area of outstanding natural beauty close to the downs and the sea. Modernised without in any way detracting from the original character and charm, the cottage offers quiet comfortable self catering accommodation for five people, with central heating providing a warm cosy ambience at any time of the year.

The large well tended garden mostly laid to lawn with a large patio area, with garden furniture. There is a standing area within the garden for two cars.

Exploring this area by car, bicycle or on foot is a pleasurable experience. There are many pretty villages nearby.

The Isle of Wight Cycle Route passes by the front door and walkers can take the Coastal Footpath, which runs, around the entire Island or walk the many other excellent forest and downland trails.

This area of the Island is famous for stratified cliffs containing many fossils of ammonites and dinosaurs. There are two dinosaur museums, one based at Sandown and the other, Dinosaur Farm, is close by.

The Island has many places of Historical interest. Carisbrooke Castle where King Charles 1<sup>st</sup> was imprisoned before being sent for trial in London and beheaded. Yarmouth Castle and the Needles Battery which formed part of King Henry V111's coastal defences and Osborne House, Queen Victoria's favourite residence and where she died in 1901.

Besides the wonderful beaches there are so many attractions for children including Robin Hill Country Park and Blackgang Chine.

Arts and Crafts are also in abundance on the Island with many studios and potteries, two examples of which are I.W. Glass and Chessell Pottery, both quite local.

There are many sporting activities available on the Island, which include sailing, windsurfing, swimming, paragliding, golf, riding and fishing.

Day Carp fishing is available at Thorncross Lake our own fishery £10 per angler per day. Angler must have and use barbless hooks, un-hooking mats and large landing nets.

There are several good Pubs in the area where excellent meals may be obtained. The Crown at Shorwell, The Three Bishops in Brighstone and The Sun at Hulverstone. Also the Wight Mouse at Chale and The Eight Bells at Carisbrooke. Newport the main shopping town is seven miles away.

The Cottage is centrally heated by radiators throughout. It is generously equipped for five people. The charges include electricity, wi-fi access, central heating oil, colour co-ordinated bed linen with duvets, bath, hand and tea towels. Please bring your own beach towels.

#### Accommodation

The front porch leads to a small entrance hall with hanging space for coats etc.

#### Sitting room

Leading from the front hall it has an Inglenook Fireplace, two window seats and wall lighting. Television, video and dvd player.



#### Dining room

Next to the Sitting Room it has a beamed ceiling and wall lights. Seating for five people. Radio-cassette player.



### Kitchen

Leading from the Dining Room it is fitted to a high standard with oak units. The back door leads from the kitchen through a porch to the patio.

The kitchen facilities include dishwasher, washer dryer, fridge, freezer, microwave, food processor, electric hob and fan assisted oven.

The payphone is also situated in the kitchen.



### Bathroom

Leads from the Kitchen via a lobby which houses the oil fired combi boiler. The Bathroom has a full size bath with shower over, shaving point, washbasin and toilet.



### The Stairs

From the Sitting Room, the stairs lead to a small landing which has a compact closet containing toilet and hand wash basin.

### Bedroom One

At the far end of the landing, Bedroom One has twin beds, a wash basin and shaving point.



### Bedroom Two

From the head of the stairs a door leads to Bedroom Two this room is equipped with a single 3ft bed. Bedroom Two has a connecting door leading to Bedroom Three.



### Bedroom Three

This room has a 4ft 6 double bed, wardrobe dressing table and chest.



All bedrooms have colour co-ordinated bed linen with duvets.

The rent to include all fuel and electricity, wi-fi access, bed linen, bath, hand and tea towels. Please bring your own beach towels. Travel cot and high chair available on request.

Nearby Brighstone has a post office, two village stores, a hairdresser and public house.

Newport, 7 miles away has 3 supermarkets and Marks & Spencers.

If you wish to stay at Pool Cottage, please ring to confirm availability before completing the enclosed Reservation Form and return with one third deposit.

This will be acknowledged to confirm the booking.

A map and final details will be sent after receipt of the full payment (due six weeks before reservation date).

We do not allow pets in Pool Cottage and smoking is not permitted

For further information please contact

Mr. J.B. Russell, Thorncross Farm, Brighstone, Newport, Isle of Wight PO30 4PN

telephone 01983 740291

fax 01983 741408

email [info@thorncrossfarm.co.uk](mailto:info@thorncrossfarm.co.uk)

website [www.thorncross-holiday-cottages.co.uk](http://www.thorncross-holiday-cottages.co.uk) or [www.thorncrossfarm.co.uk](http://www.thorncrossfarm.co.uk)

Ferry bookings can be obtained from

Wightlink Isle of Wight Ferries, P.O. Box 59, Portsmouth PO1 2XB.

telephone 0333 999 7333

website [www.wightlink.co.uk](http://www.wightlink.co.uk)

Routes Lymington to Yarmouth and Portsmouth to Fishbourne.

Red Funnel, 12 Bugle Street, Southampton, SO14 2JY.

telephone 0844 844 9988

website [www.redfunnel.co.uk](http://www.redfunnel.co.uk)

Routes Southampton to East Cowes.

## POOL COTTAGE CHARGES 2018

The charges below are fully inclusive of electricity, wi-fi access, heating oil, bed linen, bath, hand and tea towels (sorry, we do not supply beach towels). A cot and high chair are available on request.

There is a pay telephone for your convenience. Bookings are from Friday to Friday.

Week Commencing	£	Week Commencing	£
5th January	550	6th July	750
12th January	550	13th July	750
19th January	550	20th July	750
26th January	550	27th July	995
2nd February	550	3rd August	995
9th February	550	10th August	995
16th February	550	17th August	995
23rd February	550	24th August	995
2nd March	550	31st August	750
9th March	550	7th September	700
16th March	550	14th September	700
23rd March	550	21st September	650
30th March	600	28th September	650
6th April	600	5th October	600
13th April	600	12th October	600
20th April	600	19th October	600
27th April	600	26th October	600
4th May	600	2nd November	550
11th May	600	9th November	550
18th May	600	16th November	550
25th May	650	23rd November	550
1st June	650	30th November	550
8th June	650	7th December	550
15th June	650	14th December	550
22nd June	700	21st December	900
29th June	700	28th December	900

## TERMS OF PAYMENT

A non-returnable prepayment of one third of the total rent is required at the time of booking. On receipt of this payment we will confirm your booking in writing which forms the contract between us. The balance of the rent & the refundable £50 Good Housekeeping Deposit will become due six weeks before your holiday. We will acknowledge receipt by sending directions to Pool Cottage.

If we do not receive the balance by that date, we may assume you have cancelled your booking and may seek to re-let the cottage. Cancellation by the tenant must be in writing and full payment will be required if the holiday is cancelled four weeks or less before it is due to be taken. A full refund (including the deposit) will be made if the booking is cancelled by us.

Please telephone us on 01983 740291 before sending a deposit to check on current availability.

RESERVATION FOR POOL COTTAGE

Name.....

Address.....

.....(Postcode).....

Tel: (Home).....(Mobile).....

Please reserve Pool Cottage from 3.00 p.m. on Friday.....

To 10.00 am. on Friday.....

Total number of Adults.....Children.....Age of Children.....

No more than the maximum number of people as indicated above shall use Pool Cottage.

The charge for Pool Cottage inclusive of electricity, central heating and bed linen but excluding telephone calls is £.....per week.

I enclose a non-returnable one third pre-payment of £.....and agree to pay the balance £.....and the Good Housekeeping Deposit by.....

(at least six weeks before the commencement of my holiday).

Any cancellation within four weeks of the holiday requires the full balance to be paid. We recommend you take holiday insurance.

I accept that the above information forms the basis of my reservation and I agree that no more than the stated number of persons will use Pool Cottage.

I agree to pay for any damage to the Cottage and its contents caused by any member of my party and I will replace all breakages with an equivalent. I also agree to pay for any extra cleaning charges.

A Good Housekeeping Deposit of £50 is payable with the balance and will be refunded if the Cottage and its contents are left in a clean and satisfactory condition.

Cheques should be made payable to:

J.B. RUSSELL and sent to Thorncross Farm, Brighstone, Newport, Isle of Wight PO30 4PN

Telephone bookings should be confirmed within four days.

**Please send a separate cheque for the Good Housekeeping Deposit.**

Signed.....Date.....

The reservation is confirmed with thanks

Signed.....Date.....