

ROSE COTTAGE, THORNCROSS, BRIGHSTONE, ISLE OF WIGHT. 2017



Rose Cottage is semi-detached thatched 17th century cottage, situated in the small hamlet of Thorncross one mile from the village of Brighstone. It lies on the south west of the Island in an area of outstanding natural beauty close to the downs and the sea. Modernised without detracting from its original character and charm, the cottage offers quiet comfortable accommodation for two adults and two children.

The large garden is well tended and mostly laid to lawn with a large patio area, with garden furniture, facing south and west. There is a standing area within the garden for one car.

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 also 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 on the Island. These include sailing, windsurfing, swimming, paragliding, golf, riding and fishing. Carp fishing is available at our own fishery £10 per angler/day (barbless hooks, un-hooking mat and landing net required).

There are several good Pubs in the area where excellent meals may be obtained. The Crown at Shorwell, The Three Bishops at 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 two adults + two children. 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 door leads into an Entrance Hall with hanging space for coats.



The beamed Living Room with Inglenook fireplace has a cottage style suite, dining table and chairs with cushioned window seat. The soft wall lighting is ideal for those wishing to relax and watch the colour television, video and dvd player or listen to the radio.



The Kitchen, with door leading to garden, has been fitted to a high standard with oak units. The facilities provided include dishwasher, washer dryer, full size electric hob and extractor, single fan assisted oven, fridge, freezer, microwave, food processor, toaster, iron with board, ample china, cutlery, glassware, other kitchen utensils and payphone. Leading from the Kitchen is a small area containing boiler and coat racks.

The Bathroom is situated on the ground floor and has a full white bathroom suite with shower over bath and razor socket.

The stairs lead off the living room to a large beamed bedroom (16 x 15 ft), which is tastefully furnished with a double bed, a pine six drawer dressing table with mirror over, wardrobe and three bedside cabinets each with three drawers. There is also a single 3ft bed with a full size 3ft bed underneath.

A Travel cot and high chair are 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 Rose 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 Rose Cottage and smoking is not permitted.

For further information please contact

Mr. J.B. Russell, Thorncross Farm, Brighstone, 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)

Car 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.

## ROSE COTTAGE CHARGES 2017

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	£
6th January	395	7th July	550
13th January	395	14th July	550
20th January	395	21st July	660
27th January	395	28th July	660
3rd February	395	4th August	660
10th February	395	11th August	660
17th February	395	18th August	660
24th February	395	25th August	500
3rd March	395	1st September	450
10th March	395	8th September	425
17th March	395	15th September	425
24th March	395	22nd September	395
31st March	395	29th September	395
7th April	450	6th October	395
14th April	450	13th October	395
21st April	450	20th October	395
28th April	450	27th October	395
5th May	450	3rd November	395
12th May	450	10th November	395
19th May	515	17th November	395
26th May	515	24th November	395
2nd June	515	1st December	395
9th June	515	8th December	395
16th June	515	15th December	395
23rd June	515	22nd December	500
30th June	550	29th December	500

## 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 Rose 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 ROSE COTTAGE

Name.....

Address.....

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

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

Please reserve Rose 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 Rose Cottage.

The charge for Rose 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 separate 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 Rose 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.....