

## **Welcome to the Granary at Manor Bottom!**

*We'd like you to make yourselves at home. To help you settle in and make the most out of the facilities we prepared these practical tips.*

*There are some important sections here to make sure you stay safe and that you know how to look after the Granary for you and other guests to enjoy.*

*You love the peace and privacy of the Granary, but we are on hand when and if you need us! We live in the house across the bridleway and are around most of the time. Feel free to knock on the door or Whatsapp/text us on 07307176272. If you booked your stay via Airbnb, you can also use the Airbnb site or app.*

*We have a section on our website where we list our recommendations for places to visit: [www.manorbottom.com/places-we-like](http://www.manorbottom.com/places-we-like). Let us know if you have any questions or want any further suggestions.*

*Enjoy your stay!*

**Steve and Agnieszka**

## **GENERAL**

### **WiFi and phone reception**

The WiFi router (with a password card) is in the kitchen on the shelf above the kettle. The WiFi is generally very good and allows streaming with no difficulty.

The phone reception however is affected by the solid stone walls which block the phone signal. You should be able to use the phone fine in the garden or the courtyard.

### **Fire Procedure**

Fire blanket and a small fire extinguisher are in the drawer under the sink.

There are doors from the hallway, lounge, the en-suite bathroom and from the kitchen.

In the event of fire, please leave the house as quickly as possible by the nearest exit leaving belongings behind. Guests should assemble in front of the farmhouse next door.

Call the Fire Brigade by dialling 999 from a mobile phone or from neighbouring houses.

### **Medical**

There is a small first aid kit in the kitchen drawer under the sink. The nearest Accident and Emergency Department is at St Mary's Hospital in Newport. The nearest doctor is at Ventnor Medical Centre 0844 576 9260. If you need emergency dental treatment call the Dental Helpline on 0845 050 8345.

If you have any questions please send us a Whatsapp message or text to 07307176272.

## The Granary: The Practical Info

### Thermostats

The thermostats are set for 19 degrees. If you want to adjust them, please use the following steps: Press H, Set the 'hold for time' (using up and down buttons) or leave as is. Press H again. Move temperature up or down. Press A. This will then stay at that temperature until the 'hold for time' has run out.

Please be aware that the underfloor heating runs from an air source heat pump which is a sustainable alternative to gas or oil heating. It works best when a steady temperature is maintained. Don't leave the windows open for longer than you need to air the room as it usually takes a couple of hours to heat the room by more than 5 degrees.

If you can't work out the thermostats and you are too cold or too hot, please let us know and we will sort out straight away.

### Plants

If you see them going droopy please kindly water them using the watering can (the black one in the lounge for indoor and the silver one for the outside).

### Other items you may need

We want our guests to enjoy beautiful, uncluttered space, so some items you may want to use are stored nearby. Please let us know if there is anything else that would make your stay more comfortable. For example, we have a large selection of books, records, games and items for children and babies, spare bedding and additional pillows.

### Check- in/check out:

Check-in should be by midnight at the latest. If you have any requirements on anything you'd like to be in the property (cot, etc.), please let us know a day in advance of arrival. Check-out should be by 10am on the morning of departure. We will let you know if we can be flexible with this.

## LOUNGE

### Projector and screen

The screen pulls manually (and gently) out of the black casing.

The projector can be set up using the HDMI cable connected to your device (with have a set of HDMI cables that go to various devices – but if you have your own you may want to bring it) or connected to WiFi using the USB keyboard. To do this, please move the cursor to Browser, select the streaming service you want, log-in and you should be away. But let us know if you need help!

Please note there is no TV licence at Manor Bottom and that you will need to use your personal subscription packages such as BBC iPlayer or Netflix.

### Record player and Bluetooth

We provide a small selection of LPs for guests to enjoy - if you let us know what music you like we can tailor the selection for you. Same goes for books!

The records player is straightforward but remember to lower and raise the arm using the lever. The sound on the LP player is not great, so we have connected it via the headphone

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socket to the Bose speaker. To listen to the record player the Bose speaker needs to be on and set to AUX.

The Bose speaker can also be connected to your device via Bluetooth. Hold the speaker Bluetooth down until it is flashing slowly, then your device should recognise it.

### Stove

Our Charnwood wood burner is small but mighty. On a warm day it can increase the room temperature to 30 degrees. Go slow with logs and let us know if you run out.

Please use the tools provided to avoid injury and use the fireguard if there are children in the room.

Do not leave the wood burner unattended on with stove doors open. Do not place anything combustible within one metre of the stove. Make sure the stove is dampened before you go to sleep or leave the Granary. To dampen the stove, please turn the primary air control disc at the front of the stove. Please make sure the air disk and stove door are both fully closed.

There is a small zinc bin outside the lounge door on the pebbled terrace. Please use it to deposit the ash from the stove. If full, please empty it on the compost heap at the back of the raised garden.

## BATHROOMS

### Septic tank

We have a sensitive, high maintenance septic tank system, with an electric pump which will get blocked, and so burn out, if anything other than toilet paper gets thrown in. Please help us keep the waste water system working, by using bins provided for wet wipes, sanitary products, cotton pads, kitchen towels and anything else which will clog the system.

### Towels

There are spare bath towels in the chest of drawers in the Yellow bedroom. There are also beach towels (quick drying grey and yellow) in the same drawer for you to help yourself. Spare hand towels and bathmats are on the shelves in each of the bathrooms. Please use the thin beach towels or darker towels by the pool to help us keep the indoor white bath towels pristine for longer.

Please use the laundry bin in the en-suite bathroom for any dirty (and dry) towels.

Otherwise please let us have any dirty and wet towels so that we can wash them for you and other guests to enjoy.

The electric radiators in the bathrooms are not timed - when you need them please switch by using the on-off button (outside the wetroom and under the radiator in the en-suite bathroom). Please keep them switched off when not in use.

The cosmetics provided in each bathroom are gentle and SLS-free so they are suitable for children and those with sensitive skin. SG= Shower Gel, S=Shampoo, C=Conditioner :-)

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If you notice water pooling in the wetroom (by the lounge) please use the black squeegee to direct the water into the drain under the shower.

### KITCHEN

#### Cleaning

There are day-to-day cleaning products and dishwasher tablets in the drawer under the sink. Should you need anything more, the wide drawer by the washing machine hosts a vacuum cleaner, dustpan and brush and more cleaning products.

#### Laundry

The wide bottom drawer under the induction hob has everything you need for laundry and ironing (there is a small iron and table top ironing board). There is a laundry liquid, conditioner and a collapsible laundry basket provided.

If the weather is sunny, rather than use the dryer mode, please use the washing line in the courtyard. It's located in a round grey box attached to the wooden fence, in the left corner as you are looking out. The line can be strung between the pergola poles - you will see the cleat hooks provided for that purpose. The pegs are also in the laundry drawer.

The solar panels generate energy during the day, so if you are using the washing machine, dryer or even the dishwasher, please try and use during the day.

Please let us know if you would like to borrow a full-size ironing board.

#### Recycling and Rubbish

The recycling, organic waste and rubbish bins are all located in the drawer under the kitchen sink. Paper, cardboard, plastic bottles and tubs, glass, cans and aluminium foil should all go into the mixed recycling (please rinse first).

On a Thursday, please put the three bags into the appropriate, clearly marked larger containers/bins outside ready for collection. Please make sure the lids are firmly closed or badgers will scatter the contents all over the garden.

#### Cooking

The appliances should be easy to work out but if you are having issues please let us know. The instructions are also in the tall cupboard above the oven.

Please help yourself to the herbs on the kitchen windowsill and outside under the veranda. Tea, coffee (including ground coffee in the fridge), sugar, salt, pepper, pasta, olive oil and porridge oats are provided for you to use. Let us know if you run out!

### OUTSIDE

#### Dining outside

There are trays, table runners and candle lanterns (blue votives) in the drawers to help you enjoy al fresco dining at one of the tables outside. Cool drinks bucket is on the small white shelf by the stairs (there should be ice in the freezer as well).

Children should only use plastic cups and plates outside minimise the risk of glass breakage in the courtyard or near the pool.

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### Fire pit

The small black fire pit can be enjoyed in several ways. You can use it to create a fire to sit by in the evening. You can also use it as a small BBQ or even a portable picnic fire to take with you to the beach! The BBQ tools are in a handy portable pouch in a kitchen drawer. The firepit uses wood logs from our regularly replenished woodland, so is a more sustainable choice than imported coal. Please let us know if you run out of firewood.

Please always be careful around the fire, supervise the children and do not leave the fire unattended by any flammable areas in the courtyard such as the pergola or the wooden outdoor furniture.

### The swimming pool

The swimming pool is not heated but, after the first few seconds, is very pleasant to swim in. The temperature varies from 14 degrees in early May to 23 degrees in August. To monitor and maintain the pool, we need access while you are out. If there is surface debris at other times you can feel free to fish it out yourself with the blue surface net provided.

The pool takes a low level of chlorine, enough to keep it clean of algae but not enough to harm any small creatures that may get in. We monitor the chlorine levels to make sure the pool is safe for you to use.

### Pool rules

- Children must be supervised around the pool at all times.
- Only confident swimmers should use the pool as the deep end is 2m. Please do not use the swimming pool on your own – make sure there is someone around.
- There should be no running around the pool and no-one, adults or children, should dive or jump in!
- Glass should never be taken near the pool. If you are having drinks by the pool, please use the plastic cups provided.
- Use the rescue equipment, on the wall, under the pergola, immediately as required.
- Please do not use the pool after 9pm
- In an emergency dial 999 or run to the Barn if unable to do so as we will call.
- There is a first aid kit in the kitchen if required. The PH and chlorine levels are monitored daily when the pool is in use, but if you believe there to be a problem with the levels please contact Steve.

### The raised garden

The raised garden is a beautiful place to relax. Note though that children should also be supervised there due to the steep banks and the few meters drop from the top of the icehouse. This is because you would be standing over the icehouse and the drop is a few meters.

There is a path leading up from the raised garden into the trees. You are free to wander up there but note that it is left completely wild so contains nettles and fallen boughs that are a trip hazard. This is the countryside, so countryside care should be taken.

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### Gym

The small gym (an extension to the main house, with access from the garden) is equipped with yoga mats, balls, bands, wall bars, kettlebells, two hanging bags, ceiling bars, ropes, and Olympic rings. You can access the gym by walking through the wooden gate at the back of our house. If you want to use it for private practice, please let us know around an hour before hand so we can make sure it's free and clean for you. Please do not leave children to play unsupervised.

Please do not use any equipment that you are not familiar with and have not been shown how to use correctly by a gym instructor in the past. If required, please ask Steve to show you the correct use of equipment.

## SHOPPING

It's useful to have a supermarket delivery but please support local shops and producers. The village shop in Wroxall is okay for basics and there is also a post office. Ventnor has a good butcher, Norris and Knight, which also sells local cheese, butter and pickles, Five-a-Day sells some locally-grown fruit and vegetables and Cantina has delicious sourdough bread. Buy freshly caught fish and seafood from the fishermen at Ventnor Haven Fishery, the blue weatherboard building at the eastern end of the bay, crab pasties at Steephill Cove below the Botanical Gardens in summer and locally-grown vegetables from farm shops and roadside stalls in season. There's also a jewellery shop, a bead shop (helpful staff and workshops), a surfers' shop, charity shops and a tiny museum. Hurst's is an Isle of Wight institution selling all sorts of useful things. There is also a Co-op, Boots, and a small Tesco.

Newport has a Farmers' Market in St Thomas's Square, by the church on Friday mornings. There is a large Marks and Spencer and Morrison's next door to each other in the town centre and a large Sainsbury's and Lidl just outside it. There are plenty of other chain shops as well. A visit to Newport can be very frustrating because of the traffic and the one-way system. Shanklin has more shops, including a good toyshop, Toymaster.

Bridlesford Lodge farm shop [www.bridlesford.co.uk](http://www.bridlesford.co.uk) is on the road from the Fishbourne car ferry, on the long straight stretch between Wootton and Arreton, so a good place to stop on your way. The shop sells their own milk, and award-winning local cheeses, meat, bread, vegetables and much else, and has a cafe, and calves to pet. (Remember to wash your hands afterwards.) You can't miss the rather scary giant haystack woman at the gate.

The Garlic Farm [www.thegarlicfarm.co.uk](http://www.thegarlicfarm.co.uk) (just past Newchurch) sells its own locally grown garlic, sweetcorn and asparagus in season, and jams, pickles the rest of the year. It has an excellent licensed cafe which is open every day (closes at 5pm) where you can watch red squirrels and peacocks, a heritage and education centre and an interesting farm walk - you can pick up a map in the shop.

Other local products include cheese [www.isleofwightcheese.co.uk](http://www.isleofwightcheese.co.uk), Minghella ice-cream, garlic, beer, cider, pickles, sweetcorn, asparagus, tomatoes, rapeseed oil, chillies, eggs, poultry and meat.

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Bonchurch Pottery [www.bonchurchpottery.co.uk](http://www.bonchurchpottery.co.uk), on the sea front at Bonchurch is a good place to pick up souvenirs; the Quay Arts Centre [www.quayarts.org](http://www.quayarts.org) in Newport has lots of locally made gifts in the shop.

Waitrose is in East Cowes (near the Red Funnel ferry terminal) and will deliver. Manor Bottom is not on the Royal Mail postcode database, but shops do deliver. Choose "Wroxall Manor Farm" on the address dropdown under PO38 3DH and add "Manor Bottom - the last house on Manor Road" as instructions on the order form.

### **Petrol**

The nearest petrol station is Sandford Garage on the road to Godshell, but the Morrisons one in Lake is much cheaper.