

welcome

to the Big House, Little Compton



Thanks for choosing to stay at the Big House in Little Compton!. We are so glad you have decided to book with us and we want to make sure you have an incredible stay.

We have provided amenities including fresh bath towels and beach towels, bathroom supplies and coffee. Enjoy water access (safely!) and the peaceful Farm Coast lifestyle! We are so glad you're here!



LOCATION

10 Minnesota Road
Little Compton, RI 02837



OF GUESTS

14-15



BEDROOMS

Eight



BATHROOMS

Five

wifi info

network: Setup 9B57

password: empty2967beside



about us

hello!

Thank you so much for deciding to stay at our home! We live full time in Cambridge, MA but have lifelong ties to the Ocean State. We are in Little Compton on weekends and vacations with our large family (we have 4 kids!) and fluffy dog Ladybird.

Isabella is a designer and contractor and renovated these homes meticulously to be comfortably chic. Everything is designed for you to relax and enjoy your vacation.

Our property manager Kristin is in Little Compton full time and available to answer any questions you might have. She is most accessible by text or email during the day. We want to make your stay as comfortable as possible.

Thank you again, and we look forward to welcoming you to Little Compton!

Isabella and Tim

contact info

PROPERTY MANAGER

Kristin Silveira

401.835.0553

kristin@sakonnetfarm.com

emergency info

HOSPITAL

Charlton Memorial

363 Highland Avenue

Fall River, MA 02720

508.679.3131

(30 minute drive)

Rhode Island Hospital

80 Dudley Street

Providence, RI 02905

401.444.4000

(45 minute drive)

CHECK-IN

Check in time is **any time after 4pm**. Please message or communicate with us if you are going to arrive earlier and we may be able to accommodate you. Please use the check-in guide provided to you at your Airbnb Inbox for a more in-depth guide. For security reasons, some information can only be shared at Airbnb inboxes to the confirmed guest.

HOUSE ACCESS

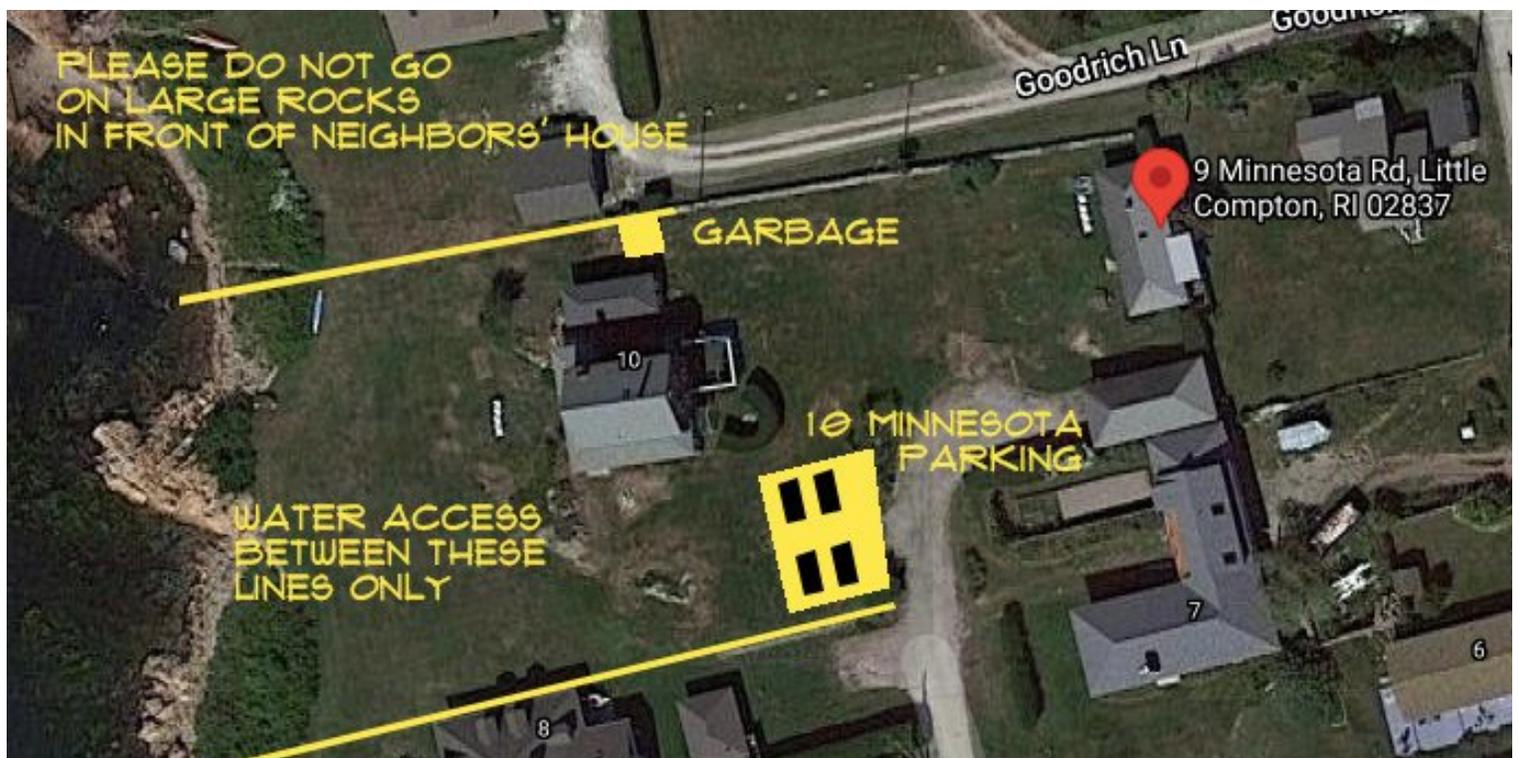
Lockbox code has been sent to your email. In case of an emergency, you can call our Property Manager Kristin for assistance at 401.835.0553.

PARKING

Minnesota Road is the last road on the right when you drive down Sakonnet Point Road before the Harbor. If you reach the Sakonnet Yacht Club, you've gone too far! The property is at the end of Minnesota Road (dead end). The entrance to the property has a rock on the ground with the #10. Four parking spots are available as indicated (see the map below). Please do not park on the grass.

WATER ACCESS

Please access the water **ONLY** between the yellow bounds indicated (see the map below). Please do not go on the large rocks in front of the neighbors' house.



CHECK-OUT

Check out is prior to 10 am. We do our best to accomodate late check-outs, so please get in touch with us if you need that.

- Please strip the beds and leave used linens and towels in a neat pile on the floor
- Empty the refrigerator
- Please place used dishes in the dishwasher (we will run it)
- Take out the trash to the bins (to the right of the bunkhouse)
- Turn out lights
- Turn off electrical heaters and unplug them
- Close all windows and lock the door
- Return keys to the lockbox





enjoy &
relax

*but please respect
our home*

HOUSE RULES

In the house:

- Please remove shoes in the house unless medically necessary.
- No parties, events or large gatherings.
- Quiet Hours: 10 pm - 6 am
- No smoking or vaping in the house.
- No fires in fireplace (the chimney has been removed).
- No unregistered guests without prior approval.
- No pets, unless approved prior to reservation
- ONLY toilet paper in the toilets -no sanitary products, no wipes, no paper towels.
- Please use coasters on all surfaces (provided).

By the water:

- Please observe water safety, especially for children.
- Please observe the property boundaries with water access. Do not climb on rocks in front of neighbors' home.

guidelines

portable heaters

The Bunkhouse is unheated. We have portable heaters for your use should it be chilly. Just plug them in, press the power button, and select the desired temperature (we usually go up to 70). Please turn off and unplug when leaving.

washer & dryer

The washer and dryer are located in the mudroom. Detergent is provided for your use.

outdoor shower

The outdoor shower is behind the Bunkhouse (available after Memorial Day weekend).

grill & fire pit

We have a large Weber gas grill for your use on the deck between the Big House and the Bunkhouse. Wood for the fire pit is stacked next to the garage. Fire starters are located in the garage, next to the side door. *Reminder: no fires IN the house fireplace.*

television

Cox Cable is the provider for cable service in Rhode Island. Any on demand services paid for during your stay will be billed back to you.

electrical panel

The electrical panel is located in the basement to the left of the door.

safety
first

SAFETY GUIDELINES

Our property is steps away from the Sakonnet Harbor and special care should be taken with regards to water safety.

- Please carefully monitor children at all times.
- Please use extreme caution when accessing the water with children.
- Please keep pets (if approved) leashed when walking off the property.



things to do

Our favorite thing to do - in all seasons - is to explore the many beautiful beaches in Little Compton. Each is different and special! But there are also lovely hikes and walks... give them all a go!

TAPPEN'S BEACH

A short walk or bike ride (approximately 1/2 mile), Tappen's is a gorgeous sand beach with large rock formations. Perfect for babies to the young at heart!
226 Round Pond Road, Little Compton

LLOYD'S BEACH

Aglorious beach with views of Sakonnet Light. Also a short walk or bike ride (approximately 1/2 mile). Walk beyond the first yards of rocks to sand. This is only open to LC residents. Walk down dead end Ohio Road to the beach entrance.
End of Ohio Road, Little Compton.

SOUTH SHORE BEACH

A large sandy beach with fun waves for surfing and body boarding. There is general access to the public (paid) so it is more crowded. Approximately 5 miles from our house.
South Shore Road, Little Compton.

WILBOUR WOODS

Bring the whole family along to Wilbour Woods for a 1.6 mile loop hike appropriate for all ages. A peaceful stretch of forest and winding stream.
100 Swamp Road, Little Compton.

WHITEHEAD PRESERVE/DUNDERY BROOK TRAIL SYSTEM

Aboardwalked trail hike appropriate for all ages. You'll see birds and rare wetland plants.
West Main Road, Little Compton, .3 miles north of Meetinghouse Lane.

markets

WILBUR'S GENERAL STORE

50 Commons
Little Compton, RI 02837
401.635.2356

This is a true general store - but stocked with everything you could ever need from bread to beach chairs to a hostess gift. They make a mean sandwich and provide deli meats if you want to prepare your own picnic (fresh roasted turkey is our favorite!). For those who really cook, you'll find a surprisingly comprehensive selection of more specialty groceries as well - including various international items. There is a fantastic kids' section with plenty of art supplies and books for rainy days, as well as a beautifully curated home selection for hostess and birthday gifts.

GLEESONS WINE & SPIRITS

39 Meetinghouse Lane
Little Compton, RI 02837
401.635.4500

The closest liquor store. Need I say more? Wine, beer, champagne, mixers and ice.

THE CHEESE WHEEL

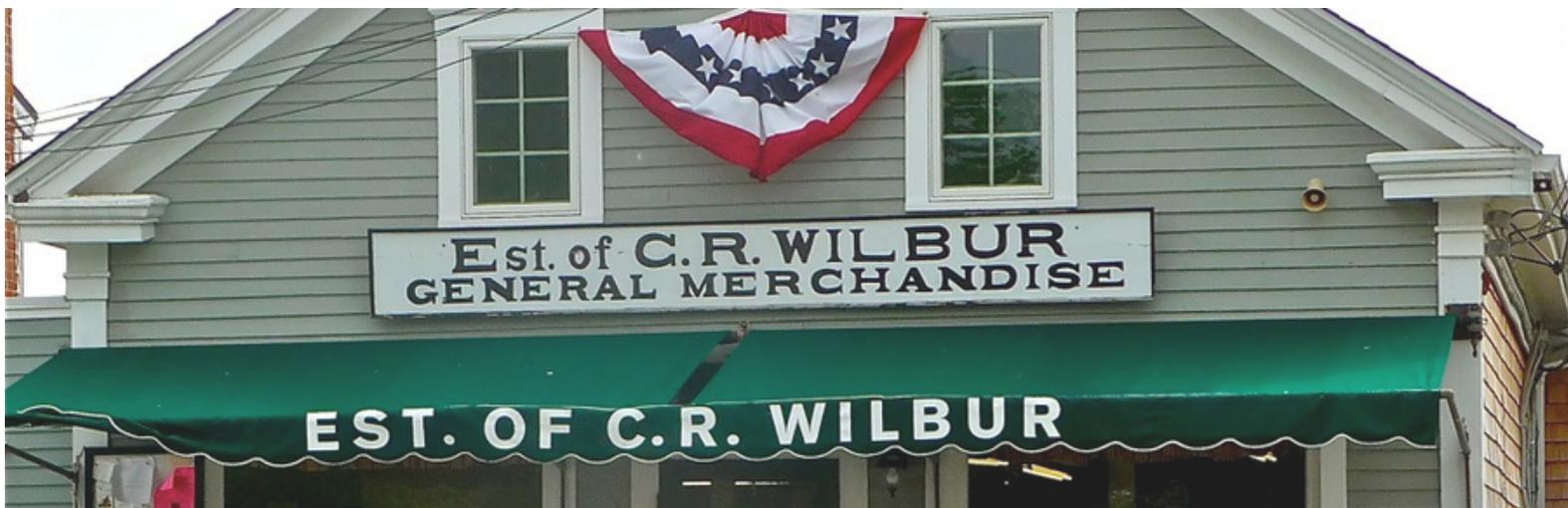
3838 Main Road
Tiverton, RI 02878
401.816.5069

Cheese and charcuterie - what more do you need to know? They feature local cured & smoked meats from Rhode Island's own gastros and Vermont smoke & cure as well as goose, duck and chicken pate handcrafted in Brooklyn, New York. YUM YUM YUM. They also carry a small assortment of marinated meats and chicken, fresh greens and pantry items.

WISHING STONE FARM

25 Shaw Road
Little Compton, RI 02837
401.592.0285

The loveliest farmstand, a secluded "in the know" kind of spot. Your kids can explore safely (or chalk the wall) while you select the perfect tomato (don't forget the basil). (Opens May 15)



food & drinks

SAKONNET LOBSTER

26 California Road
Little Compton, RI 02837
401.635.4371

At the end of our road, this is the local spot for delicious fresh lobsters. Nothing fancy at all, but lobsters don't need to be fancy. They're perfect in their unstripped glory with a vat of melted butter. (Please note: they only sell fresh lobsters, not steamed).

ART CAFE

7 S of Commons Road
Little Compton, RI 02837

This place is just full of good juju and invites you to linger in the morning. Sit in the beautiful courtyard while you enjoy your coffee and kids run around safely. Check out local artists gracing the walls while you select a fresh-baked pastry. It feels like you're in California - we just love it!

GROUNDSWELL CAFE & BAKERY

3883 Main Road
Tiverton, RI 02878
401.816.4256

A new addition, this is a beautifully designed and carefully curated French-style cafe and bakery. The experience is very high-touch - elegant, refined - a little bit of Paris in Rhode Island. You might even forget we are in lockdown... We recommend ordering ahead online and then sitting outside (gorgeous fire pits and seating!) - one of our favorites is the egg white wrap with turkey sausage and gruyere.

THE BOATHOUSE

227 Schooner Drive
Tiverton, RI 02878
401.624.6300

Delicious food, well mixed cocktails and a glorious sunset from every seat. This is a special place - upscale yet casual with lots of fresh seafood. Just make a reservation!



food & drinks

WALKER'S FARMSTAND and WILMA'S AT WALKER'S (seasonal)

261 W Main Road
Little Compton, RI 02837
401.635.4719

This farmstead has exquisite produce as well as grocery items. However it's Wilma's at Walkers which really sings. They have what our family calls "Crack Pie." Literally the most delicious blueberry pie you have ever tasted. Make sure you call in the morning and reserve your pie... they sell out. It's also a great place to drive to for a morning coffee and pastry.

GRAY'S ICE CREAM

16 E Road
Tiverton, RI 02878
401.624.4500

Gray's is a Rhode Island institution. It's regularly recognized by Rhode Island Monthly in its Best of Rhode Island issues—especially the magazine's readers' polls, where Gray's is consistently voted tops for cold creamy treats. Open 365 days a year!

THE BACK EDDY RESTAURANT

1 Bridge Road
Westport, MA 02790
508.636.6500

Located on the Westport River, The Back Eddy Restaurant has a fabulous waterfront view, boat access, and is moments away from the beaches. It's all about the seafood in a casual and fun setting here, with a fantastic bar as well. During the summer weekends they have an outdoor bar, raw bar & grille on the docks. *Reservations are a must.*



recreation

ISLANDER CHARTERS

Want to experience the very best of what Rhode Island is? Then book a boat excursion with Mike Massa. Sport fishing, dinner cruise, Newport from the sea... it's a fantastic way to spend an afternoon with friends or family.

Contact Captain Mike Massa at (401) 835-4474 or mike@IslanderRI.com

SOUTH SHORE BIKES AND BOARDS

Rent a bike, SUP board or surfboard (or treat yourself and buy one!) *Online booking at ssbikesandboards.com coming soon.*

15 Main Street, Little Compton 02837. Phone 401.420.2087

MONTAUP COUNTRY CLUB

Montaup Country Club is a great semi-private course that is perfect for a fun round with friends. Easier and flatter than other nearby courses, they have marshalls who moderate the play. No driving range, but a quick drive at the top of Tiverton (in Portsmouth). 500 Anthony Rd, Portsmouth, RI 02871. Phone: 401.683.0955

SAKONNET VINEYARD

Is the wine fantastic? You be the judge. The setting however is stunning and the vineyard provides a perfect backdrop of vines and rolling hills to sip that glass of wine and enjoy some cheeses. Tasting room and winery tours are available. 162 W Main Rd., Little Compton, RI 02837

