

**Property details for The Corn Mill  
including terms and conditions of rental  
(provided in PDF format for ease of printing)**

**Contents:**

- Property description
- Floor plans
- Directions
- Terms and conditions

**Property description:**

A former 16th century water mill with later (18th century) additions, set in lovely gardens, the Corn Mill is a beautifully presented and characterful home that offers the perfect base for chilling out and exploring the stunning Pembrokeshire coast, with its beaches, outdoor activities and walking.

**Please note the following:**

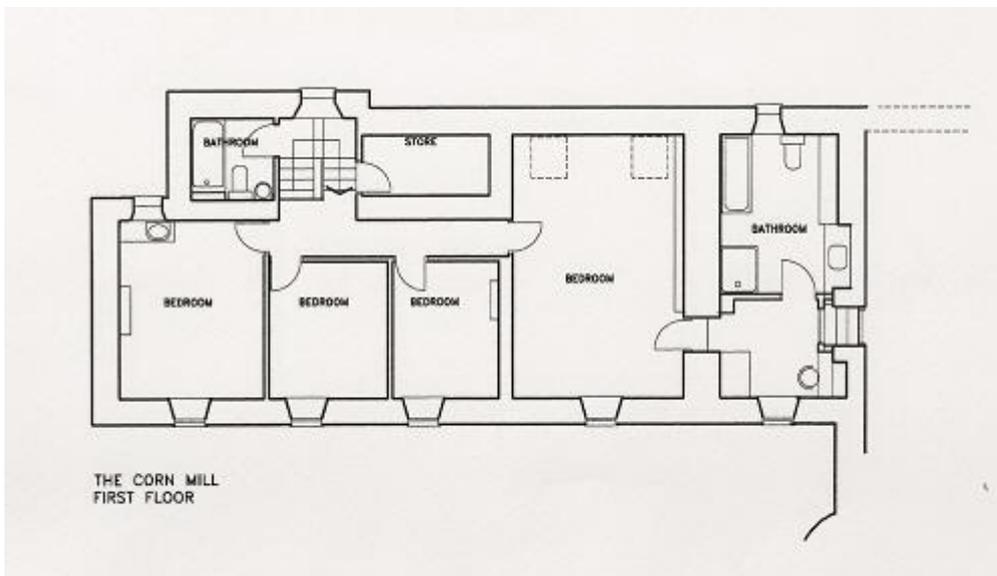
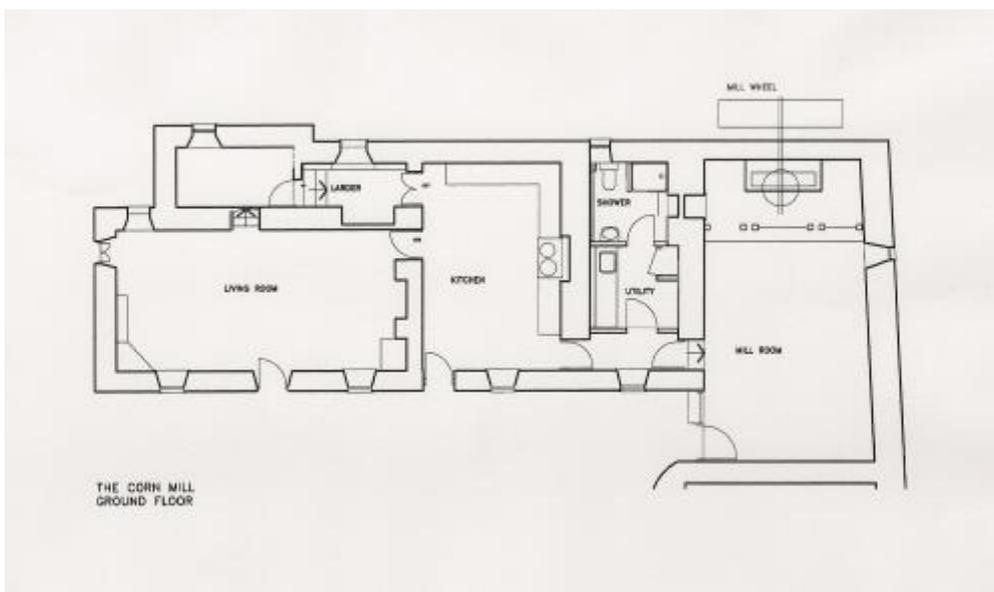
- There is water on site, in the form of the River Solva, which runs through part of the garden (as noted on our main property page on our website) and the former leat (mill stream) which sits beside the property. Whilst there is some fencing, young children must be supervised at all times.
- Albeit is lovely, the property is very old and, as such, is not built to modern standards; be aware that there are some uneven floors, low ceilings/doorways and the like. It may not be suitable, therefore, for those with limited mobility.

**Sleeping 8, the Corn Mill offers:**

- Master bedroom with kingsize bed and en suite bath and shower
- Two further double bedrooms and one twin-bedded room
- Family bathroom and separate shower room
- Drawing room with wood burning stove, widescreen Freesat TV and DVD player
- Dining kitchen with Sandyford range and farmhouse table seating 8
- Second reception room with original mill workings, widescreen Freesat TV, DVD and dining table for 8

- Bags of character (stone walls, beamed ceilings, stripped floors, quarry tiles, original fireplaces)
- Original art on the walls
- Off-street parking
- Full central heating
- Free WiFi broadband service and free calls to UK landlines (T&C's apply; see below)
- Extensive gardens with dining furniture and barbecue, and access through the Mill's gardens to the River Solva

### Floor plans:



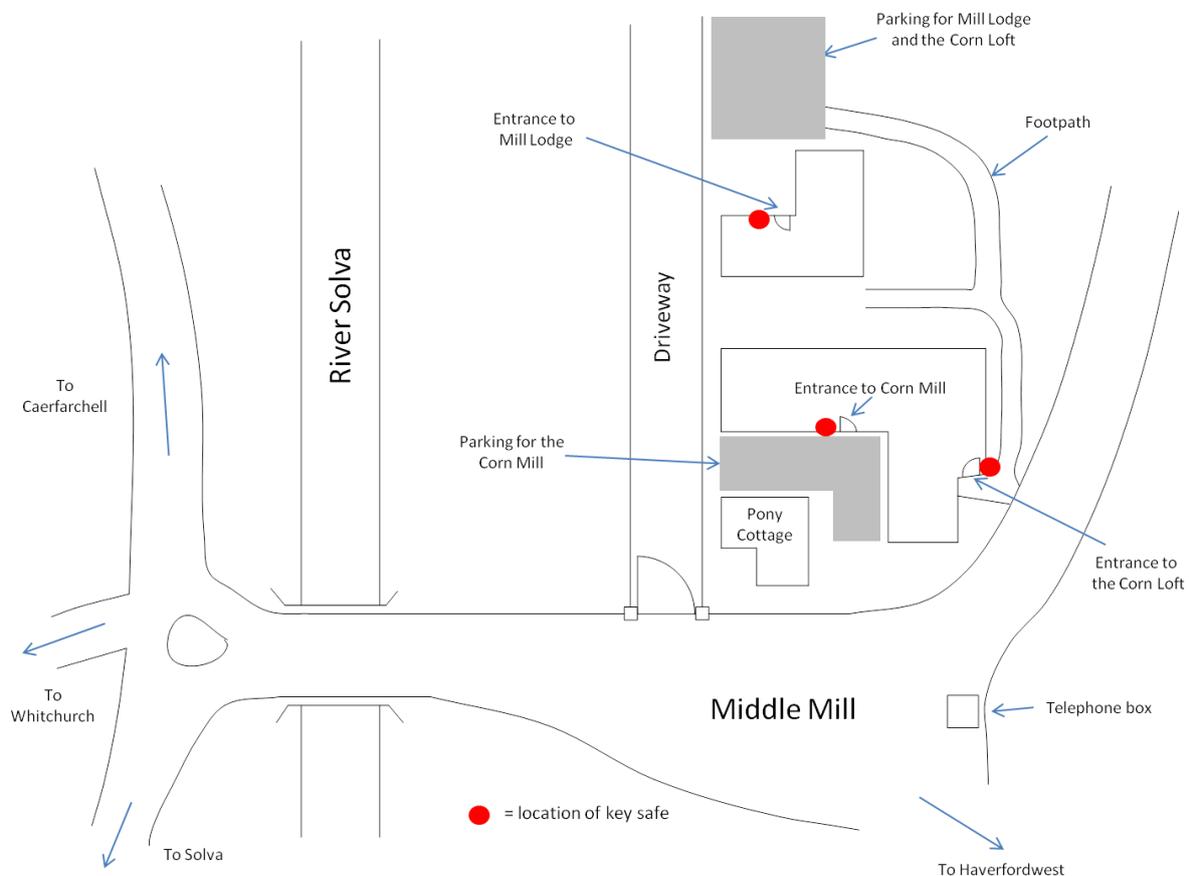
## Directions:

Postal address: The Corn Mill, Middle Mill, Solva, Haverfordwest, Pembrokeshire, SA62 6XD.

Take the A487 from Haverfordwest to St Davids. After passing through Newgale, drop down a steep hill into Solva. Entering Solva, the road bears right over a stone bridge (crossing the River Solva). Having crossed the bridge, turn right immediately, in front of the Cambrian Inn. Follow this lane for 1 mile and enter Middle Mill. Turn right over the stone bridge (crossing back over the River Solva).

Having crossed the bridge, pass the five-bar gate and Pony Cottage on the left and turn immediately after Pony Cottage on the left to the block-paved parking area, opposite a cottage called Llanunwas Arms on the right hand side of the road. You should now be facing the white stable door of The Corn Mill's kitchen (main entrance).

Please park on the area highlighted below. Please do not park immediately in front of the carriage window of Pony Cottage.



## Terms and conditions:

**Please note that we advertise on a number of commercial websites and these terms and conditions are not always accurately reflected by those third party sites. The terms and conditions provided herein are available on our website ([www.zephen.com](http://www.zephen.com)) and represent the definitive terms under which your booking has been taken.**

## Bookings

The Corn Mill is available for booking throughout the year. Bookings are normally for a week or a whole number of weeks in the high season. A week commences on Saturday (between 15:30 and 19:00) and finishes on a Saturday (not later than 10:00). The exceptions are the two weeks over the Christmas holidays, which are arranged to ensure that Christmas and New Year fall in the middle of these letting weeks. Adherence to the arrival and departure times is important to ensure thorough cleaning can be effected between guests leaving and arriving.

Short breaks are available in low season weeks between the changeover days and attract one price (quoted in brackets on the availability calendar) when the property is occupied for 4 nights or fewer. Breaks of 7, 6 or 5 nights attract the weekly price.

For advance bookings, that is bookings made at least 9 weeks before the start of the holiday, an initial booking will be provisional and held for seven days. The booking will be confirmed on receipt of a 30% deposit. If the payment is received later than seven days after the booking, confirmation will only be made if the dates remain available, otherwise the payment will be returned. A further payment of the remaining 70% of the cost of the holiday plus a GBP200 returnable deposit against breakages and other costs (e.g. telephone) must be received 8 weeks prior to commencement of the holiday.

All bookings made less than 8 weeks before the start of the holiday will be considered firm bookings and must be fully paid within 72 hours of the booking having been made. If full payment, i.e. the cost of the holiday plus a GBP200 returnable deposit, is not received within 72 hours, the booking will become unconfirmed and the dates will become available for letting again.

Please see cancellation terms below.

Please note that failure to comply with these terms and conditions may result in the retention of the returnable deposit.

The number of guests must not exceed the declared maximum for the property with the exception of up to a maximum of two infants under 2 years of age although the total number must be declared at the time of booking. One cot will be available but not cot linen. If a second infant is in the party then a travel cot and linen will need to be brought to the property by the guests.

In the event of unexpected late arrival the local housekeeper must be contacted at the earliest with a revised estimated time of arrival or entry to the property might not be possible.

The property may not be used as other than a private holiday residence. There must be no sub-letting of the property.

Furnishings within the property must not be moved or otherwise rearranged.

Any problems or complaints must be addressed to the housekeeper or the owners during the period of occupancy. Complaints made after departure from the property cannot be considered.

The following services are included in the inclusive price for each rental period:

- Sheets (or duvet covers, as appropriate) and a set of pillowcases for each bed
- Two towels for each guest; please note that towels for outdoor use (e.g. beach use) are not provided and should be brought by the guests, as required
- Tea towels
- Fuel for heating, hot water and the fireplace
- Electricity
- A courtesy basic starter pack of consumables will be available on arrival, but otherwise it is your responsibility to provide all consumables you will require for the duration of your stay
- A weekly clean and clean towels/bed linen for guests staying longer than one week on request. Normally this would take place on the weekly changeover day for the property but may be on another day by agreement, subject to the availability of the Housekeeper. All personal belongings will need to be stowed in cupboards, drawers or luggage to enable the cleaning to be effected
- Cleaning following occupancy

**Keys and access:**

Access will only be given to the person(s) in whose name the booking was made. Sub-letting of the bookings is strictly forbidden under these Terms and Conditions.

**Damage, breakages and losses:**

The repair and replacement cost of all damage, breakages and losses will be deducted from the returnable deposit. Any remaining amount will be returned within 14 days from the end of the holiday.

**Broadband and telephone usage**

Use of the WiFi (or cable) broadband service is free.

Calls to UK landlines are free. Calls to mobiles and international calls will be charged as used. These charges will be deducted from the returnable deposit.

**Restrictions on smoking and pets:**

The Corn Mill is a no smoking environment. Sorry, pets are not allowed.

**Local assistance:**

In the event of difficulties, contact details for the local manager will be available at the cottage.

Should you require additional services e.g. receipt of a grocery delivery or similar a small charge will be made based on the caretaker's time (minimum charge GBP10.00 plus VAT).

**Cancellation:**

The initial booking fee of 30% of the cost of the holiday will be forfeit in the event of a cancellation. The initial booking fee will also be forfeit if the full amount is not received 8 weeks prior to the start of the holiday and the accommodation will be considered available for re-letting.

If cancellation occurs after full payment has been received a refund of 70% of the cost of the holiday will be made only if it has been possible to re-let the accommodation.

It is strongly recommended that suitable travel insurance is taken out to cover any unexpected occurrences as there can be no variation of these cancellation terms in the event of late or non-arrival.