



Mariners
Guide
And
Inventory
List
For
Mariners, Parrog, Newport, SA42 0RX



Contents

	Page
Introduction	3
Arrival	4
Where things are and how they work	5
At the end of the stay	10
Hopes and Aspirations	11
Appendix 1 How to Get to Mariners	12
Appendix 2 Inventory List	13
Appendix 3 Feedback Form.....	15
Appendix 4 Mariners Risk Assessment	16



Introduction

Forward

This document is designed as a guide to Mariners. We hope we have covered every eventuality, but if not, we are available on 01206 230 484. **Please ensure you read the Risk Assessment in Appendix 4. It has been produced for your safety.**

Emergency Numbers

Building issues and housekeeping:	Sarah Smith Tel: 01239 881 643	Mob: 07799 236 545
Other Issues:	Sarah & Malcolm McGougan Moonraker Waterhouse Lane Ardleigh CO7 7NE Tel: 01206 230 484	Mob: 078030 17059

Useful Information

Newport is compact but you will be able to find almost anything you need. The Spar shop is open each day from 8.00am until 10.00pm. There is a good Deli, a health food shop, a wet fish shop, butchers, chemist, Post Office, Havard Ironmongers in East street has a vast range of goods including many things you didn't even know you needed. There are many good restaurants, including The Golden Lion, Llys Meddyg and somewhere to hire bikes. There are two excellent shops in Dinas Cross, the Service Station and Keil House Stores.

The Library is open from Monday 9.30am to 12.30pm, Wednesday 12.30pm to 6.00pm and Friday 10.00am to 12.00 pm.

Recommended horse riding Crosswell Horse Agency. 01239 891 262.

Doctor	820 397 (Long Street, Newport) Entrance in car park.
NHS Direct	0845 4647
A&E	01437 764 545 (Withybush Hospital, Haverfordwest.
Dentist	01348 873 227 (Fishguard) although there is also one in Newport.

History/background

Mariners has been in our family since 1930. Originally the property was cattle shed and brew house for the public house which was situated where the boat shed and adjacent wall is located. It is one of the oldest buildings in the area and was apparently built from stones gathered from the beach.

The property was considerably updated in 1993 having a new Welsh slate roof and substantial rebuilding of the flank walls. We have endeavoured to maintain the look and feel of the original property yet allow fairly civilised accommodation.

Recommendations

We recommend you take the following with you:-

- 1) Wellies.
- 2) A torch.
- 3) Provisions for the weekend, including loo roll!
- 4) Matches/Firelighters/Kindling for the fire.
- 5) Water proof clothing, it has been known to rain in Wales!
- 6) Binoculars.
- 7) Hot Water Bottles (if weather a little inclement).

Moonraker, Waterhouse Lane, Ardleigh, Essex. CO7 7NE. UK.



Arrival

Arrival Times

The property is available from 2.00pm on your arrival day. This is to allow the property to be suitably prepared for your stay.

Map of how to get there

Newport/Mariners

We have included directions on how to get to Mariners at the rear of this document.

Unloading and parking

We have included a map of the location to unload your vehicle. Due to the location of the property it is not possible to park as near as one would like. The unloading area is around 200 yards from the property and should be used on arrival and departure. Please take utmost care that you do not block the driveway and entrance to Bryn-y-Don, We only have parking space for ONE Car. Our neighbour kindly lets us park on her land, please do not abuse this privilege.

Dogs

As a courtesy to our non dog loving guests, we request that you keep dogs out of the bedrooms and off the furniture at all times. Do bear in mind that some of our clients are allergic to dogs.

Keys

It is difficult to know exactly what time individuals will arrive at Mariners so we have hidden a set of keys in the grounds of the property. If you call us the day before your journey we will inform you where they are. Can you ensure they are placed at the end of your stay on the kitchen table. Please use the Kitchen Door, only the top half is locked so there is no need to unlock the lower half.



Where things are and how they work

Inventory Plan

We have included an inventory listing at the rear of this document. Can you keep the furniture in the rooms where it is identified. There may be items you wish to move, due to “the prevention of breakage”, but it would be very helpful to replace the items in their original location at the end of your stay. Please note it is your responsibility as Tenant to identify within the first 6 hours any breakages or items missing or not working following arrival. It will be assumed that if you do not report any problems, they will be deemed as having occurred during your stay. (Please do not worry if smaller items are not in the exact location as listed).

Please do not try to rearrange the single beds in the middle bedroom to make a double. It will not work and we have tried it! One of you will fall through the gap in the middle. If you love each other that much, share a single bed!!

Instructions

Instructions for all appliances are in the folder on the dresser. Leaflets for things to do are in the left-hand dresser drawer.

Breakages

There are a number of valuable items within the property that require Tender Loving Care. Please treat them with respect, and if a breakage occurs, we expect a replacement of similar quality and value, as per the signed contract.

Storage plan

Food

Food can be stored in the cupboard and the fridge located in the kitchen. Can you ensure all food brought with you or purchased during your stay is taken with you on your departure.

Electrical

The £ coin meter is no longer in use. **Please could you read the meter at the beginning and at the end of your stay and let us have the readings on your return.** The amount will be deducted from your deposit. The readings that you need to take are in the top right hand corner of the cupboard; both Normal and Lower readings need to be taken. If no meter readings are taken and we cannot calculate the cost, a charge of £70 will be made.



Fridge Freezer

Power

The power switch to the fridge is found behind the cooker.

How you should find it?

The fridge should be empty and clean when you arrive, with the door wedged ajar for ventilation.

How should you leave it?

As you find it!



Electrical Meter Cupboard

The meter cupboard is located in the end bedroom on the left-hand wall. Inside the cupboard you will find a meter for all electrical usage and trip fuse switches for the various fused elements of the property. The meter will be read at the beginning and at the end of your holiday to ensure there is no confusion about electrical usage. The coin meter is no longer in use. Please can you also read the meter at the beginning and end of your stay. The meter to be read is in the top right corner of the cupboard. - Low and Normal readings.

Hot Water

The hot water tank is located at the end of the passageway in the airing cupboard. It is a special unit designed to provide hot water at normal mains pressure. It has a timer located on the left hand wall that needs adjusting to provide hot water at suitable times of the day.

Next to the timer is another switch that can be turned on to provide a manual override or boost should you require heated water at short notice. The unit is very efficient and can produce a full tank of hot water in conjunction with the other unit in around 20 minutes. Please ensure when you have finished heating the unit you turn it off. Leaving the unit on will damage the element. Instructions to set the timer are on the wall next to the timer.

Water

After heavy rainfall the cold water can turn brown. This is common to the area and shouldn't take long to clear. Meanwhile, don't drink it! Due to the high pressure it can also appear cloudy-don't worry it will soon settle.

Heating

In the passageway and all bar the kitchen we have installed electrical wall mounted heaters, which provide warmth as and when required. The units are very efficient. They should be turned to the frost setting when the property is unattended.

Please ensure clothing / towels are not put directly on top of the heaters.

Beware of using all the electric radiators at full power at the same time. This may overload the main feed into the building.

Cooker

As with all electrical appliances please use the cooker with care, and please leave it clean, inside and out. Please note the grill only works if the door is open. **Please insert metal plate located in cupboard it protects the knobs when grilling, instructions in kitchen drawer.**

Rubbish

A new recycling scheme is now in place. You will see we have installed a wooden recycling/refuse storage unit at the back of the property.



Mariners guide and inventory list



Bags for the residual waste, i.e. the pale grey with red writing bags in the kitchen bin should go in the black plastic dustbin, food waste bags from the grey container in the kitchen should be tied securely and put separately into the black plastic dustbin.

Glass bottles and jars should be rinsed and must be taken to the recycling point in the car park in Long Street, Newport. Failure to recycle your glass will result in a £20 deduction from your deposit.

Plastics and cans (washed) must go into the red recycling bag. Cardboard into the blue bag and paper into the blue box.

We would appreciate your full cooperation.

If anything is put into the wrong container, it could be refused at the dump.



Dog owners - ensure that poop bags are put into the residual waste bag at the end of your stay or preferably put in a designated poop bag location during your walks.

Moonraker, Waterhouse Lane, Ardleigh, Essex. CO7 7NE. UK.



Glass bottles - Please recycle bottles at the bottle bank in the town car park. Please do not leave at Mariners as we have no recycling facilities there. **Please note that if bottles are placed in black bags, the binmen will not take them. So it is essential that you take them to the recycling point in the car park in the town or take them home with you**

A charge of £20 will be made for any bottles left at the end of your stay.

Bed Mattress Covers

The mattress covers are supplied to keep the beds in good condition. **Please ensure they are kept on at all times.**

Linen

Duvets, Pillows, Blankets and Bath Mats are supplied:

Items Not Supplied are:

- Towels
- Kitchen Cloths
- Beach Towels
- Duvet Covers
- Pillow Cases
- Sheets
- Oven gloves
- Tea Towels
- Loo Roll
- Washing up liquid

Wood Burner

We have installed a wood burner, a Charnwood country 6. This is solely a wood burner, so no solid fuel please. **Please ensure when lit it reaches full operational temperature using kindling, to ensure suitable draft through the burner.**

Please keep a bed of ashes in the wood burner at the end of your stay, ready for the next guests and dispose of excess ashes in the steel bin next to the recycling unit. It is possible to keep the unit on low burn overnight by careful adjustment of both controls. Trial and error is the best method.

Please note: We have installed a Carbon Monoxide meter for your safety. If it should sound please ventilate the room immediately.

We have included a section on the booking form for those of you who wish to order fuel for the stay. Whilst the price looks high, it should be borne in mind that the logs have to be delivered to the property specifically for you. This delivery cost has been included.

Wood

If you have ordered wood, it will be found in the boat shed near the main Coastal Path. The keys to the shed are hanging on the cupboard in the kitchen. Due to location, wood can be damp. **Photos are taken of the log pile before and after each visit.**

Ventilation

Please ensure that the vents on the window frames in all rooms are left open at all times.

Candles

Please do not bring candles. They are a fire hazard. We have found candles in various dangerous holders and places.



Mariners guide and inventory list

Hoover

The Hoover is found in the airing cupboard at the end of the main passageway. Spare bags are in the airing cupboard.

Smoking

Please do not smoke in the property. Please do not use the slate trough as either an ashtray or a BBQ.

Phone 01239 820 176

We have the phone permanently at Mariners now. So far nobody has rung Australia for 3 hours so hopefully it will stay that way. We are relying on your honesty. If you make expensive calls, please forward correct money to our home address.

We have installed wireless broadband. However, the service due to the location of the property can be intermittent. Therefore we cannot guarantee 100% service. The password for the Wireless access can be found on the master socket.



At the end of the stay

Inventory Check and Sign Off

On the last day of your stay, to enable the property to be checked over and prepared for the next visitors we request that you leave by 11.00am.

Cleaning

We expect you to leave Mariners as you find it. The Hoover is in the airing cupboard at the end of the passage and cleaning materials in the bathroom and kitchen cupboards.

Fridge

Please turn the fridge off and leave the door ajar.

Meter Cupboard

Please turn the power off in the meter cupboard and ensure you have read the meter.

Linen

Can you also ensure Duvets and Pillows are left neatly on the correct beds.

Windows

Please ensure that all windows including the Dormers are securely fastened. The window lock key is supplied on the main bunch.

Washing Machine

Please ensure that the washing machine is empty and the door left ajar. Instructions are in the folder on the dresser.

Flowers

Please do not leave any fresh flowers in water in any of the vases. This may seem a strange request, but on several occasions flowers have been left with smelly and messy results.

Keys

Can you ensure the keys are placed on the kitchen table on departure.

Report back

We enclose a form at the rear of this document where your comments on the location, the property, areas we can improve on.

Moonraker, Waterhouse Lane, Ardleigh, Essex. CO7 7NE. UK.



Hopes and Aspirations

Aims of us renting

As I hope you will find we have gone to some thought to provide a comfortable although fairly basic home for your stay.

We have spent a considerable sum completely rebuilding the property from the ground up. We are letting Mariners with the aim of recovering our considerable expense rather than as a commercial venture. If you have any concerns regarding the condition of mariners upon your arrival let us know immediately, not when you arrive back home.

Hopes and aspirations

We hope you enjoy your stay at Mariners and appreciate a splendid location. We aim to identify a small group of regular visitors who would enjoy a summer or winter break at Mariners, and who may share our family holiday home with us for many years to come. We hope to see you again.

Last but not least

Please leave Mariners as you would hope to find it. If that has not been the case, do let us know.



Appendix 1 How to Get to Mariners

To Newport

From Fishguard take the road to Newport. The distance is some 7 miles through a number of small villages. Just before entering Newport you will approach the brow of a hill, with a sign to a camping area, see map.

To Parking/Unload area

For previous guests' information, due to new fencing that has been erected on the coastal path, it is no longer possible to unload on the Parrog.

Turn left along Feidr Brenin. At the cross roads turn left, then take the right fork where the road divides. Mariners will be signed at this point. Continue along track until the road opens out. You will see a large gate marked Bryn-y-don. Private. To the left of the gate is a parking space, marked Mariners, for 1 car maximum.

Please ensure you do not block access to Bryn-y-don.

To the left of the Bryn-y-don gate, as you are facing the sea, is the footpath, that leads to Mariners. Proceed through the wooden swinging gate and down the path for 200 metres. You will approach Mariners from the rear of the property through a wooden gate.





Appendix 2 Inventory List

Sitting Room

1	x	Drop leaf table with drawer
4	x	Wood chairs
1	x	Large Round Oak table
1	x	Antique Welsh dresser
		Top shelf
	1	x Ship in Bottle
	1	x China Parrot
	1	x Gibson Jug/Saucer
		Next shelf down
	1	x Pair of Owls china
	1	x Small China Dog
	1	x Small China Cat
	3	x Commemoration mugs
	2	x Small Saucers
	2	x Plates
		Next shelf down
	1	x Teapot without lid
	1	x large mug
	1	x Brown enamelled jug
		Next shelf down
	1	x 2 handled cup
		Next shelf down
	1	x Small Book shelf with books
1	x	Antique Chest with 2 padlocks
		On top
	1	x Large plate with stones and shells
	1	x Figurine group
1	x	Stuffed Swan in case (wall mounted)
2	x	Table lamps
1	x	Charnwood wood burner
1	x	Wicker log basket
5	x	Paintings in frames
1	x	Welsh interior wood relief
1	x	Waster paper basket
1	x	Pair curtains
8	x	Cushions
1	x	Sofa with Welsh blanket cover
1	x	Ceiling light and shade
4	x	pouring jugs on window sill
1	x	Brick door stop
1	x	Small bookshelf with books

Bedroom 1

2	x	Pillows
1	x	Double bed and mattress cover
1	x	Chest of drawers
1	x	Set of curtains
5	x	pictures in frames
1	x	Bedside table
1	x	Bedside lamp
1	x	Mirror
1	x	Waster Paper basket
1	x	Double Duvet

Bedroom 2

2	x	Pillows
2	x	single beds and mattress covers
1	x	Wardrobe with drawer
1	x	Table light with lampshade
1	x	Set of curtains
3	x	pictures in frames
1	x	Bedside table
1	x	Waste paper basket
2	x	Single Duvets

Bedroom 3

2	x	Pillows
1	x	Bunk bed and mattress covers
1	x	Chest of drawers
1	x	Table light with lampshade
1	x	Set of curtains
5	x	Large mirror and frame
1	x	Wardrobe with drawers under
2	x	Single Duvets



Mariners guide and inventory list

Bathroom

1	x	Picture in Frame
1	x	Large cupboard
1	x	Stool
1	x	Loo brush and holder
1	x	China dogs
2	x	Pairs of curtains
1	x	Jar with dried flowers
1	x	Waste paper basket

Airing cupboard

1	x	Hoover
1	x	Broom (1 exterior 1 interior)
1	x	Mop and bucket
1	x	Dustpan and Brush

Hallway

1	x	Picture in frame
2	x	China Dog
1	x	Wall mounted Coat hanger

Kitchen

1	x	Cooker
1	x	Fridge
1	x	Beko Washing Machine
1	x	Set of saucepans.
1	x	Cupboard with the following items (roughly)
	1	x Square pie/Lasagne dish
	11	x Glasses
	10	x Mugs
	8	x Large plates
	10	x Bowls
	8	x Medium Plates
	1	x Milk Jug
	1	x Large Bowl
	1	x Egg Cups
	1	x Salt Bowl
	1	x Large Soup plates
	3	x Trays
	1	x Glass Bowl
	1	x Cafetierre
	1	x Strainer
	1	x Saucepan
	1	x Casserole Dish with Lid
	1	x Roasting tin
	2	x Frying pans (1 with lid)
	1	x Teapot
1	x	Flip top bin
1	x	Antique Drainer with plate rack
1	x	small cupboard with drawers (containing cleaning materials)
1	x	Large table with drawer (containing Cutlery)
4	x	Chairs
2	x	Pictures in frames
1	x	Toaster
1	x	Kettle
1	x	Bread board
1	x	Brick door stop
1	x	Exterior floor mat
1	x	Cooking implement rack with a variety of items
1	x	Wooden Bowls (1 with cloth pegs)
6	x	Cork mats

Outside

1	x	6 seat picnic table
---	---	---------------------

Moonraker, Waterhouse Lane, Ardleigh, Essex. CO7 7NE. UK.



Appendix 3 Feedback Form

Please circle where you feel Mariners scored:-

The Area

Good Above Average Below Average Bad

Was Newport and the surrounding area up to your expectations?

Comments:

.....
.....

The Location

Good Above Average Below Average Bad

Was Mariners up to your expectations?

Comments:

.....
.....

The Exterior of the Building

Good Above Average Below Average Bad

Was Mariners grounds in an acceptable condition?

Comments:

.....
.....

The Interior of the Building

Good Above Average Below Average Bad

Was Mariners interior of an acceptable level?

Comments:

.....
.....

Furnishings

Good Above Average Below Average Bad

Was Mariners fixtures and fittings in an acceptable condition suitable for the purpose?

Comments:

.....
.....

Cleanliness

Good Above Average Below Average Bad

Was the property in a clean state when you arrived?

Moonraker, Waterhouse Lane, Ardleigh, Essex. CO7 7NE. UK.

Risk assessment

Health and Safety Executive

Company name: MARINERS

Assessment carried out by:

Sarah and Malcolm McGougan

Date of next review:

Oct 2023

Date assessment was carried out:

Oct 2022

What are the hazards?	Who might be harmed and how?	What are you already doing to control the risks?	What further action do you need to take to control the risks?	Who needs to carry out the action?	When is the action needed by?	Done
Path to property and slates on footpath and terrace slippery when wet	Guests, Cleaner and Gardner, by slipping and falling	Advise guests in guide	None	N/A	N/A	
Items placed on internal heaters to dry present danger of fire or electrocution	Guests, by fire or electrocution	Guests advised not to do this in guide	None	N/A	N/A	
Steps up to back garden and front gate slippery when wet	Guests and Gardner, by slip and or fall	Guests advised in guide & Gardner notified	None	N/A	N/A	
Garden bench can be splintery	Guests, by splinters	Guests advised in guide	None	N/A	N/A	
Shed roof although accessible not to be climbed on	Guests, by fall or roof collapse	Guest advised in guide	None	N/A	N/A	
Cooker Hob stays hot even after being turned off	Guests, by burning	Guests advised in guide	None	N/A	N/A	
Wardrobes not fixed to the wall in bedrooms, kitchen and bathroom	Guests, by crushing	Guests advised in guide	None	N/A	N/A	
Wi-Fi Router should not be touched by guests	Guests, fall or electrocution	Guests advised in Guide	None	N/A	N/A	
Kitchen stable door can blow shut in wind, trapping fingers	Guests, by crushed fingers	Guests advised in guide	None	N/A	N/A	

Kitchen floor and bathroom floor can be slippery when wet and often mopped before guests arrive	Guests, by slip or fall	Guests advised in guide	None	N/A	N/A	
Small wooden cupboard adjacent to sink contains sharp objects and cleaning fluids	Guests Children, by cut or poisoning	Guests advised in guide	None	N/A	N/A	
Kitchen step up to hallway could be trip hazard	Guests, by trip and or fall	Guests advised in guide	None	N/A	N/A	
Hallway matts trip hazard	Guests, by trip and or fall	Guests advised in guide	None	N/A	N/A	
Bathroom Heater switch could be dangerous with wet hands	Guests, by electrocution	Guests advised in guide	None	N/A	N/A	
Antique Swan in wall mounted case not covered in safety glass	Guests, by falling glass splinters	Guests advised in guide	None	N/A	N/A	
Wood burner hot on top and sides and must not have anything placed on top when and after lit as very hot	Guests, by burning	Guests advised in guide	None	N/A	N/A	
Wood burner will emit carbon dioxide if not ventilated	Guests, by inhalation	Guests advised in guide	None	N/A	N/A	
Outside shed and wooded chest in sitting room full of personal possessions and should only be accessed to collect wood as some items have sharp edges	Guests, but cutting	Guests advised in guide	None	N/A	N/A	
Window sill in sitting should not be climbed on in case of fall	Guests, by fall	Guests advised in guide	None	N/A	N/A	
Slate trough in garden not to be used for barbeques or fires as danger of slate fracture	Guests, by cutting	Guests advised in guide	None	N/A	N/A	

Do not lean on front gate	Guests, by falling through gate onto path	Guests advised in guide	None	N/A	N/A	
---------------------------	---	-------------------------	------	-----	-----	--