

# **GLEBE HOUSE**

ROUTINE BORING STUFF

(Rubbish, changeovers etc)

# CONTRACTUAL

These are the relevant sections from our terms and conditions which you agreed to when making your booking.

Glebe House is privately owned and its decoration and furnishings reflect our style and taste. The general impression is accurately reflected in the website, fb page and any printed material you may have seen.

## The Owners Obligations

(a) To provide the property in a reasonable state of repair and condition, furnished and equipped to a fair and proper standard and in reasonable accordance with the description of the property.

(b) To take reasonable steps to address and rectify as quickly as possible any problems which arise with the property during the hiring. Rob Malone (07779 930614) is a handyman who can help in a crisis – but please only contact him during social hours and he does not have a conventional job.

(c) The owner cannot be held responsible for any accident, loss or damage sustained by any hirer, member of the party, or visitor, or their property however caused.

(d) This is a rural area and farming activity may occur.

(f) Mobile reception is extremely patchy in the area and varies according to provider. There is a working landline (restricted useage – outgoing calls within UK, no premium lines and open to incoming calls). Outgoing phone calls are fine on an honour basis of a minimal charge of 5p/min to other free UK landlines. Incoming calls are free.

(e) Glebe House has a Wifi connection, but this does not guarantee constant availability.

(f) Each stove is supplied with a basket of firewood on your arrival. Additional fuel is free October – March inclusive. In April - September further fuel can be taken on an honour basis of £5 per basket. Wood is stored in the 'garage' next to the house.

## Hirers Obligations

- (a) To leave the property in a clean and tidy condition. Please ensure particularly the kitchen and all equipment and utensils and the bathroom are left clean and tidy;
- (b) To pay for any damage and breakages at the property and to the contents before departure;
- (c) To permit the owners or the owners agents reasonable access to examine any matter of complaint raised during the hiring and to attend to any resulting repair or rectification or other urgent maintenance;
- (d) Any complaints should be made to the owner/caretaker within 48 hours. Please take notes and photographs of any issues so that an investigation can be started and remedial action taken. It may be impossible to investigate a complaint thoroughly after you have left the property and this could affect or even extinguish your rights. It is therefore in your interest to act promptly.
- (e) Do not share the property with anyone not nominated in the booking form or sublet the property or assign the booking to anyone else without informing the owner;
- (f) Do not exceed the maximum number of persons allowed (10). Please note that the right exists to terminate the Agreement immediately without refund or compensation on breach of this or the previous condition.

## Pets

- (a) Normal pets are allowed, but two are fine, but up to six is possible by agreement;
- (b) Pets must not be left alone in the property at any time
- (c) Pets must not be allowed on to any bedding or soft furnishing in the property and must be provided by the hirer with their own bedding or blanket to protect the owners floor coverings and furnishings;

**Departures:** In most cases Glebe House must be vacated by 10.30am on a Saturday morning. It should be clean (particularly the kitchen and bathroom) and ideally beds should be stripped.

## **SAFETY**

There is a first aid kit in the bottom drawer just inside the kitchen and a fire extinguisher in the alcove to the left of the smaller stove.

Fire alarms are fitted in the living room, at the top of the stairs and in the games/TV room. Should these go off, establish the cause of the problem and then press the button in the middle to reset.

There is a carbon monoxide alarm near each woodburner.

In an emergency, the window on the stairs doubles as a fire escape.

## **EMERGENCIES**

Withybush Hospital in Haverfordwest has an accident and emergency department. It is on the Fishguard Road out of town and well-signposted.

Our handyman, Rob Malone (07779 930614), can also help in a crisis – but please contact him during social hours and he does have a conventional 9 - 5 job.

My phone number is 01597 811168 / 07794 294221 and my e-mail is [danielbutler@fungiforays.co.uk](mailto:danielbutler@fungiforays.co.uk).

## **RUBBISH**

There are two bins in the kitchen, one for recyclable waste, the other for landfill. In addition there are two wheelie bins in the 'garage'. Recyclable waste (paper, plastics, tins) should be bagged in the Council's orange bags (these are in a drawer below the cutlery in the kitchen).

Alternatively material can be dropped off during the week at one of the recycling centres at nearby Hasguard Cross Caravan Park or Broad Haven. There is a kerbside collection service from outside the house on Thursday mornings. Rubbish should be put out by about 9am, although the lorry normally comes closer to midday.

## **CLEANING**

The Hoover, broom, dustpan etc are kept under the stairs.

Some basic cleaning materials are kept under the sink.

Please try not to pour too many chemicals (eg bleach) down the sinks and lavatories – these can damage the efficiency of the septic tank. Similarly, put wet wipes etc in the rubbish, not the lavatory.

## **LAUNDRY**

The washing machine and tumble dryer are in the kitchen cupboard. There is a drying rack in the downstairs bathroom cupboard.

## **UTILITIES**

The fuse box is in the garage closest to the house.

The boiler is in a room at the back of the same garage.

The house is on mains water (the stop cock is in the parking area in front of the house, just inside the boundary wall). Sewerage is a septic tank towards the rear of the garden.

## **PHONE / WIFI**

Mobile reception is extremely patchy around the house and varies according to networks. The best spots tend to be upstairs and on the road in front of the house.

There is a landline (01437 781913) however, which guests are welcome to use on an 'honour' basis. Please estimate the costs of any calls on a 5p per minute basis and place the money on the window sill next to the phone and router.

The relevant numbers are BTHub4-9R32; 2cb34b5f74; 3AJN9ME

## **SHOPS**

The nearest shops are a small convenience store and a surf shop in Broad Haven. The latter hires out boards and wet suits.

Haverfordwest has a 24-hour Tesco, Morrisons, Aldi and Lidl, plus most high street chains. In summer Tesco sells cheap wet suits which can greatly improve children's beach fun.

Tesco has an efficient and speedy delivery service. Other major retailers can probably offer the same.

# STOVES

The two stoves are capable of heating the entire house even in winter. Each comes with a complimentary basket of logs. There is more wood in the store which was once the smithy.



Guests are welcome to help themselves to further wood from the beginning of October to the end of March. From April to September, guests can buy additional wood on an 'honour' basis of £5 per large basket. Please note how many you fill and you can settle up at the end of your visit.

Most people can light a fire, but this is particularly easy with the well-seasoned hardwood logs from Helen's family farm near Llandeilo.



Open the vents – there is one below the door of both stoves and the bigger stove has another at the side.



Place one reasonable-sized log against the back wall, put a firelighter in front and then a smaller log in front of that. Light the firelighter and place a third, smaller, log on top. Within three or four minutes all three logs should be blazing happily. Then shut down the vents. By all means burn paper, card and driftwood (this is recycling by recapturing heat and carbon-neutral), but

Unfortunately the smaller stove needs regular feeding – particularly if the vents are open – but this can be fun when curled up with a glass of wine, good company or an excellent book. One way of prolonging a burn is to ensure there is at least one reasonably large lump of wood.