

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

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Property description:

Part of an 18th century former corn mill, The Corn Loft is a beautiful and cosy hideaway for a couple wishing to get away from it all and explore the stunning Pembrokeshire coast, with its beaches, outdoor activities and walking.

Please note the following:

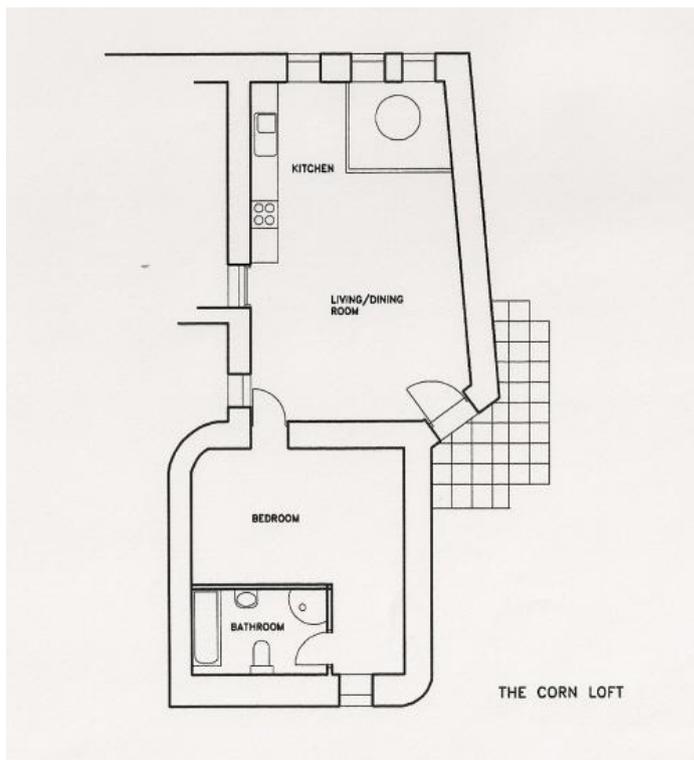
- There is water on site, in the form of the River Solva, which runs through part of the garden (as noted on our main property page on our website) and the former leat (mill stream) which sits beside the property. Whilst there is some fencing, young children must be supervised at all times.
- Albeit is lovely, the property is a conversion of an old mill; as a consequence, be aware that there is some uneven ground approaching the front door from the lane, which is also on a hill. It may not be suitable, therefore, for those with limited mobility.

Sleeping 2, The Corn Loft offers:

- Bedroom with kingsize bed and en suite bath and shower
- Large living area furnished with comfortable sofas, old pine furniture, widescreen Freesat TV and DVD player
- Hi-Fi/CD player with USB input
- Open plan kitchen and dining area overlooking original mill workings
- Cooker, Dishwasher, Washing Machine, Dryer, Fridge

- Intricate, traditional, wooden beams exposed throughout the roof space
- Dedicated parking
- Full central heating
- Free WiFi broadband service and free calls to UK landlines (T&C's apply; see below)
- Enclosed patio area with barbecue, as well as access through the Mill's gardens to the river Solva

Floor plans:



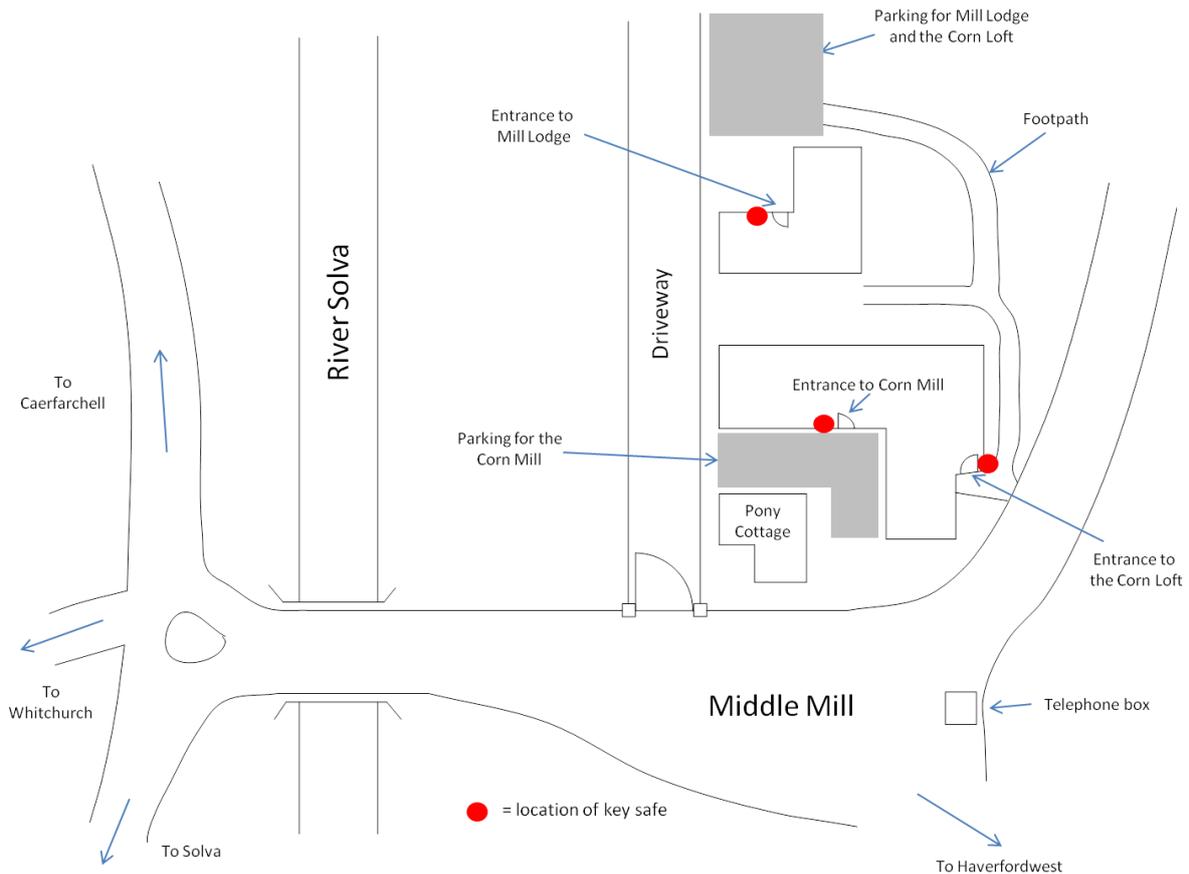
Directions:

Postal address: The Corn Loft, 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).

Turn right over the stone bridge (crossing back over the River Solva). Taking the lane that bears up the hill to the left, past Pony Cottage and The Corn Mill, you will find the entrance to The Corn Loft immediately on the left hand side.

Parking for the property is available next to Mill Lodge within the grounds to The Corn Mill, also owned by Zephen Properties Ltd. Enter The Corn Mill via the five-bar gate located immediately on the left hand side after the bridge. Continue down the drive, where you will find Mill Lodge (third cottage on right). Parking for both The Corn Loft and Mill Lodge is available on the right hand side immediately beyond Mill Lodge.



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) and represent the definitive terms under which your booking has been taken.

Bookings

The Corn Loft 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 Friday (between 15:30 and 19:00) and finishes on a Friday (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 Friday 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 GBP100 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 GBP100 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 and hot water
- 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 Loft is a no smoking environment. Sorry, pets are not allowed.

Local assistance

In the event of difficulties contact details for a local housekeeper 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 housekeeper'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.