

Booking Terms & Conditions

The person whose name appears on the Booking Form agrees to take full responsibility for ensuring that all members of the party adhere to the Conditions of Let set out below.

In these Conditions of Let, 'Owner' refers to the owner of the property you are booking, 'Property' refers to the cottage being booked.

- The number of people occupying any one Property is limited to that stated in the brochure or website, unless by prior consent with the Owner.
- A non-refundable £100 deposit is payable on booking, with the balance payable four weeks prior to the commencement of the letting period booked. The deposit is returnable if the booking is not accepted by us. A confirmation of your booking will be issued upon receipt and full directions will be sent upon receipt of the final payment.
- Should the Property subsequent to booking become unavailable through any cause, you must accept the Owners Liability is limited to the amount of any rent paid.
- Please notify the Owner of any cancellation in writing. If a notice of cancellation is received between the dates of your deposit being received and the final payment being due then the deposit will be retained unless the Property can be re-let. If cancellation is made within four weeks of the holiday start (i.e. the whole rent has been paid) then the whole amount paid will be retained unless the Property can be re-let. If a re-let is successful then a full refund will be made, less an administration fee of £25 per week. If the Property cannot be re-let then no refund will be given. Cancellation insurance is available from www.cancellationplan.com
- Accommodation will be available to you from 3:00pm onwards on the start date of the booking. Details of entry will be given via email once the full payment has been sent.
- Accommodation must be vacated by 10:30am on the finishing date. You must respect and look after your accommodation during your stay and you must leave the Property clean and tidy.
- Any problems found with any appliance, fixture or fitting must be reported to the owner or housekeeper who will ensure within a reasonable time that this is repaired or alternative arrangements made. Under no circumstances should any guest attempt repairs to the property or its contents. This will invalidate service contracts, warranties and agreements and charges for such repairs will then pass to the Hirer. The Hirer undertakes to keep the premises and all furniture, fixtures, fittings and effects in or on the premises in the same state of repair and condition as the same are in at the commencement of the letting and shall report and pay to the owners the value of any part of the premises, furniture, fittings and effects so destroyed or damaged as to be incapable of being restored to its former condition. Please let us know of any damage or breakages so we can repair or replace them for the next guests. We reserve the right to charge for any damage or breakages.
- No pets are allowed - Guide dogs are accepted. No Smoking inside the Cottage.
- You accept that the responsibility for personal property of guests occupying the accommodation is solely theirs. All vehicles are also left at the guests' risk. Guests agree to absolve the Owner of any responsibility for any accident or mishap to persons or property whilst on the premises or whilst engaged in any activity therein, or from any illness or injury arising from any causes whatsoever.
- You agree to use the Property solely for its intended purpose as self-catering accommodation and to accept the Owner's right to refuse to hand over the Property to any person deemed unsuitable to take charge. Causing a nuisance or disturbance to neighbours or unreasonable behaviour may result in the Owner requesting you to leave.
- You agree to allow the Owners or agents access to the Property at all reasonable times. We will only ever request access to your property in case of an emergency, e.g. a water leak.