

# The Small Print

---

## Bookings are subject to the following Terms & Conditions:

---

### Contract

A contract between you and the owners will come into existence when we confirm receipt of your final payment. The contract binds you and all the members of your party. It is your responsibility to ensure that all members of your party accept the terms of the contract set out in these Terms & Conditions. Failure to disclose all relevant information or comply with these terms may lead to termination of the contract and loss of the booking.

### Booking

The owners will send you a booking form for completion. The details on this booking form will form the basis of your stay. Your booking will be confirmed upon receipt and acceptance of both the completed booking form and your deposit. The owners reserve the right to refuse a booking without giving any reason.

The person whose name is on the booking form agrees to take full responsibility for ensuring that all the following Terms and Conditions are adhered to by all members of the party. They must personally stay at the accommodation throughout the holiday and be at least 18 years of age at the time of booking. The names, addresses and ages of all members of the party must be shared with the owners on request.

### Payment \*

A non-refundable deposit of 20% of the overall booking cost is required to secure your requested dates. The remainder of the cost is due one month before the booking commences, unless otherwise agreed in writing with the owners.

### Cancellation \*

All cancellations must be immediately notified in writing. Transferred monies are non-refundable in the case of cancellation by guests, but should alternative bookings be secured for the affected dates, the owners may choose to refund you. The owners strongly recommend that you take out comprehensive travel insurance. If you choose not to, then you accept responsibility for any loss that you may incur due to your cancellation.

Your booking will not be cancelled by the owner other than in exceptional circumstances beyond their control. Notification will be given of any cancellation as soon as possible, and all payments made for your holiday will be promptly refunded. The owner's liability for cancellation will be limited to payments made to the owner.

### Guests

The number of persons using the accommodation at any time must not exceed eight, and only those people referred to on the booking form may occupy the property. Overnight guests are not permitted without written agreement from the owners.

Children under 18 must be supervised by their parents/guardians at all times.

The owners reserve the right to terminate the booking without notice and without refund in the case of a breach of these conditions.

### Pets

Pets are welcome only with the prior agreement of the owners and are not to be left unattended in the property at any time. Pets must be kept under control at all times in and around the property.

Pets are restricted to the uncarpeted areas of the house, namely The Utility, The Back Hall, The Kitchen and The Old Shop. Pets are to be kept off the furniture.

Any damage or extra cleaning caused by pets will be at your expense. You may be asked for an additional security deposit prior to your booking being confirmed. If this is the case, your additional security deposit will be returned within seven days of the end of your holiday, less the cost of any damage or extra cleaning.

*\* Where bookings are made through Air BNB, their terms and conditions supersede these sections*

## Smoking

Smoking is not permitted inside the property. Smoking inside the property will result in immediate termination of occupancy and forfeiture of all payments. Any damage or extra cleaning caused by smoking will be at your expense.

## Access to the property

Access is normally available from 2pm, unless otherwise agreed with the owners, and guests are asked to vacate the property by 12 noon on the day of departure.

The owners reserve their right to enter the property at any time to undertake essential maintenance or for inspection purposes.

## Security

Whenever the property is left unattended you must ensure that all windows are closed and all doors are locked.

## Contents

All items belonging to the property must remain in the property or grounds at all times.

## Behaviour

This property is privately owned and is the family home of the owners. All guests are expected to enjoy the facilities and treat the property with the same respect that they would their own house.

Guests must not undertake any activity which is illegal, or may cause unreasonable damage, noise, behaviour or disturbance.

We reserve the right to terminate a holiday without compensation where the unreasonable behaviour of one or more guests may impair the enjoyment, comfort or health of others.

## Damage

Should you notice damage during your stay please let the owners know immediately so that the appropriate action can be taken.. The owner shall not be liable for any temporary defect or malfunction of any equipment or appliance in the building or grounds, but will endeavour to replace or repair any defective equipment as soon as possible.

If there are any breakages or damage during your stay, please either replace them or advise the owner of them before you leave. The property will be inspected at the end of the holiday and you may be charged for any loss or damage found, and any loss of business that may be incurred as a result.

## Complaints

In the event of there being cause for complaint, you should contact the owners immediately. Any complaint must be lodged whilst you are still at the property so that remedial action can be taken if required.

In no circumstances will compensation be considered for complaints raised after the holiday has ended when the owners have been denied the opportunity to remedy matters during the holiday.

## Departure

You are expected to keep the property and all furniture, fixtures, fittings and effects in, on or at the property in the same state of repair as at the commencement of the holiday, and shall leave the property in the same state of cleanliness and general order in which it was found.

The owner reserves the right to make a charge to cover additional cleaning costs if the client leaves the property in an unacceptable condition.

In the event of any issued keys not being returned at the end of your stay, then you will be liable for the cost of replacement keys

### **Force Majeure**

If for any reason the owners have to cancel your booking in advance due to circumstances beyond their control, for example fire, flood, exceptional weather conditions, epidemics, destruction/damage to the property (“force majeure”), you will be refunded the full amount of the booking.

If the owners have to terminate your holiday early for the above reasons you will be refunded part of the booking fee based on the time remaining of the booking. This will be the full extent of the liability of the owners. No additional compensation, expenses or costs will be payable.

### **Website**

The information provided prior to your holiday is as accurate as possible at the time of distribution. However, facilities may be altered or withdrawn for reasons outside the owner’s control so minor differences between text/photographs/illustrations on the website and the actual property may arise. The owners cannot accept responsibility should the property not conform to your standards. If a facility is particularly important to you, please check with the owners prior to confirming your booking.

### **Liability**

As far as the law allows, the owners shall not be liable to you or your party for loss, damage or injury to you or any of your party or your/their property or vehicles as a consequence of this agreement or the occupancy following thereon.

You indemnify the owners against loss, damage or injury sustained to the property or any persons as a result of any breach of these conditions or arising from the fault of you or any member of your party.

### **These Terms & Conditions**

We reserve the right to make reasonable amendments or additions to these terms and conditions without notice.