

Terms and conditions. – *sorry to get so formal.*

Bookings are normally Saturday to Saturday. Short breaks are 3 night weekend Fri , Sat and Sun or 4 nights mid-week – Mon, Tues, Wed and Thurs.

Check in from 4pm, check out by 11am.

A non-refundable deposit of approximately 30% is required to confirm your booking. The balance is due 6 weeks before the holiday start date. Bookings made less than 6 weeks before the start date must be paid for in full at the time of booking.

We accept payment by sterling, cheque or bank transfer.

A maximum of 4 people are allowed to stay in the Gate Lodge and 2 people in Laundry or Stable Cottages at one time (excluding babies in cots).

We have 1 cot available and bedding can be supplied if necessary.

All bed linen, duvets and towels are provided.

The cottages are all strictly non-smoking.

No pets are allowed.

Electricity, central heating and hot water are included in the price.

There are woodburning stoves in all cottages. The first basket of logs is provided and a small charge thereafter. Please take care for safety reasons and not to damage carpets.

When leaving the property at the end of the week, it must be left in the same condition as found upon arrival. Additional cleaning charges will be imposed depending on the state of the cottage.

When renting the property you are responsible for making it secure when left unoccupied during your stay.

Any damage caused to the property, contents and any missing items must be paid for.

Use of the holiday property is at the holidaymaker's own risk. No liability shall fall on the owners for injury to the holidaymakers or for loss of personal property belonging to the holiday makers. We recommend that holiday insurance should be taken out.

The full price is due for cancelled holidays and although we do our best to re-let we recommend you take out a holiday cancellation insurance.

If for any reason beyond our control we are unable to provide the booked property we will refund all monies that you have paid to us in full and the holidaymakers will have no further claim against the owners.

By signing the booking form and /or by making an email or telephone booking with deposit/payment made by cash, bank transfer or cheque you are deemed to have accepted these booking conditions, and you must ensure that all members of your party understand and comply with these terms. A contract has been entered into governed by law.

The owner reserves the right to demand the immediate departure of any holidaymaker/s not complying with the booking conditions, or for any conduct detrimental to the property.