

BOOKING CONDITIONS

When you confirm your booking by the payment of a deposit (see below) you are entering into a short-term holiday letting contract between you, the Guest, and the Owner of the property, Mr. & Mrs. Walters. Please read the following conditions of let carefully and ask for an explanation of any point that may be unclear to you.

BOOKING FORM

The person signing the Booking Form overleaf certifies that he/she is authorised to agree the Booking Conditions hereunder. The signatory must be a member of the party occupying the property and must be 18 years of age or over. They must ensure that the form includes details of all persons/pets in the Guest's party.

PAYMENT/DEPOSIT

A deposit of 25% of the rental price is due within 10 days to secure your provisional Booking. The balance of the rental should be paid 6 weeks before the start of the rental period. The full rental price is payable at time of booking if the occupation date is less than 6 weeks from the date of booking.

GUEST'S OBLIGATIONS

It is expected that you and your party take all reasonable care of the property and leave it in a clean and tidy condition at the end of the rental period. Any unreasonable additional cleaning costs will need to be paid by the Guest. You must permit the Owners reasonable access to carry out urgent maintenance. You must not sublet or share the property with anyone not nominated on the Booking Form. The maximum number of persons to be accommodated in the property is the same as the number of beds and must not be exceeded. The Owners reserve the right to end the hire without notice and without refund in the case of a breach of this condition. It is the responsibility of the Guest to arrange any holiday cancellation insurance. Vehicles and property are left at your own risk.

PETS

Well-behaved, house-trained and well-controlled dogs are welcome at the property on the express condition that pet owners are responsible for any additional cleaning and removal of dog fouling.

Pets MUST NOT under any circumstances

- be allowed on any chairs, sofas or soft furnishings and should be kept downstairs in the communal areas.
- be allowed in any of the bedrooms. Pets may sleep in the kitchen/diner on beds or blankets provided by their owners.
- cause a nuisance or intimidate other persons or animals on or around the property. Please keep dogs under control in the grounds as we keep free-range hens and sheep graze around the property.
- be left alone at the property.

ARRIVAL/DEPARTURE TIMES

We try to be as flexible as possible and appreciate that many guests have long distances to travel. Unless otherwise agreed the letting commences at 3.00 pm on the day of arrival and ends at 10.00 am on the day of departure.

LINENS

Linens are provided and beds are fully made up and ready for your arrival. A bath & hand towel is provided for each guest.

NON-AVAILABILITY

In the unlikely event that the Property becomes unavailable following confirmation of the Booking or changes are necessary to the Booking for reasons outside the control of the Owners, the Owners undertake to notify the Client as soon as reasonably possible and reserves the right to cancel the Booking and refund all monies paid to them.

COMPLAINTS/SUGGESTIONS

Please approach the Owners immediately if you are unhappy with any aspect of your stay so that a solution can be worked out as soon as possible. We will do our best to make your stay as enjoyable as we can and appreciate your input so that your next visit is even better!