

What's Included

Bed linen, spare blankets
One set of towels (bath & hand) per guest per week
Electricity
One large cylinder of gas per let per week - for the Central Heating & Hot Water. If you need more it's available at cost
Logs for the wood burner in the lounge

What's Hot and What's Not

- * SMOKING in the house is a definite NO! NO!
- * We ask that you have separate footwear for use in the house
- * We are sorry but we do not allow animals
- * We may have bicycles available to suit you (ENTIRELY AT YOUR OWN RISK), at no cost. (Donation for maintenance appreciated!) Please ask whilst you are here.

Terms & Conditions

A booking forms a contract between the hirer and ourselves (the property owners). The accommodation is let solely for holiday purposes

Bookings from persons or groups under 21 years of age are not accepted.

Upon receipt of your enquiry the property can be held for a period of seven days. If a booking form and deposit is not received within this period, then the provisional booking will be cancelled.

All payments should be made as specified on the booking form. Bookings made within 6 weeks of your holiday date must be paid for in full at the time of booking. Any late booking payment by cheque must be made at least 14 working days before occupancy.

For a booking made more than 6 weeks before commencement of the holiday we require a deposit of one hundred pounds. The deposit will be refunded in full (less administration fee) if the reservation is cancelled more than 6 weeks prior to occupancy.

The balance of the rent is due 6 weeks before for the period of letting. Non-payment of the balance by the due date may be construed as a cancellation of the contract by the hirer.

Any cancellation following payment of a deposit or balance is subject to a £20 administration fee. If cancellation occurs for any reason within 6 weeks of the start of the holiday, the hirer should advise us immediately by telephone or e-mail followed by a confirmatory letter. Upon receipt of such letter (but without any obligation to the hirer) we will attempt to obtain a replacement letting, and if such a letting is obtained, will then refund to the hirer any monies paid less the administration fee. If we are unable to re-let, then we shall be entitled to retain all payments already made. In the event of balance of rental payments not being made by the due date, the holiday week will be re-advertised and a refund of the deposit will be given (less administration fee) only if the property can be re-let. We advise guests to arrange cancellation insurance with the insurer of your choice to cover such an eventuality.

Damage / Extra cleaning: All bookings are accepted on the condition that the property is left in the same state of repair, good order and reasonable cleanliness both inside and outside. It is agreed that the hirer will pay for breakage and / or damage and additional cleaning if so required. (We understand that accidents do happen and will not worry about the odd cup or glass - but please advise us of ANY breakage/damage that may occur in order that we may rectify any shortage/problem ASAP).

The Hiring Contract is made on the understanding that the property and its facilities as published on the internet will be available for the dates stated. In the unlikely event that the property is not available through events arising out of the control of the agents or owners, then they may be forced to cancel the booking. The hirer will be advised of any such circumstances as early as possible, and will be refunded all monies paid in full with the Hirer having no further claim against the agents or the owner. Occupation commences after 4 pm (unless otherwise agreed) on the commencement date and ends at 10.00 am on the leaving date. This is to ensure that the Cottage can be properly prepared for the subsequent guests.

The Property Owner or his/her agents shall be allowed access to the holiday accommodation at any reasonable time during any holiday occupancy.

Smoking is not allowed inside the buildings. Guests who may wish to smoke may do so in the garden and must remove cigarette ends from the property.

If you have special needs please ask us if the cottage would be deemed to be suitable. It is up to the hirer to satisfy themselves that the property is appropriate for their needs. We cannot be held responsible for our opinion(s) either express or implied.

It is up to the hirer to ensure the safety & security of vehicles, personal belongings and equipment. No responsibility can be accepted for any loss of or damage to any item.