



Please read these Terms and Conditions. By making a booking with us, you confirm that you accept all these terms and conditions and that you agree to comply with them.

1. Booking

1. 1 We require a non-refundable 20% deposit of total cost in order to confirm your reservation.

1. 2 The balance of the holiday cost is due 8 weeks prior to your arrival date. If you book the holiday within 8 weeks of it starting, then the full fee is payable with the reservation.

1.3 You are required to pay a damage deposit cheque on arrival of £220 or €250. This damage deposit cheque is held by us for the duration of your stay, but is not cashed. If no damage is found when the property is checked at the end of your stay the damage deposit is returned to you within 7 days (maximum) of your departure.

1. 4 Payment by cheque, bank transfer or Paypal. See booking form for details.

2. Changes to bookings or cancellation

2.1 You may change your booking date with us provided it is made 10 or more weeks before the due start date of your initial booking. Each change is subject to availability and an administration charge of £30.

2.2 If you cancel your booking, cancellation fees will apply as follows:

- More than 8 weeks before arrival date = full deposit of 20% of total cost
- 4 – 8 weeks before arrival date = 60% of total cost
- less than 28 days before arrival date = 100% of total cost

2.3 It is important to notify us of any cancellation as soon as possible in order to minimise your cancellation fee. The cancellation of your booking comes into effect on the date we receive notice from you by email or in writing.

2.4 In the unlikely event that we are forced to cancel a booking, all monies paid to us will be refunded in full.

3. Liability and insurance

3.1 We cannot be held responsible for any accident, or loss or damage to personal property.

3.2 You are responsible for making your own travel arrangements to the venue.

3.3 It is your responsibility to acquire adequate holiday/travel insurance cover for at least medical and accident, including repatriation, delay or cancellation, and loss or damage.

3.4 You must ensure that the number of people occupying the property will not exceed the number stated in your booking confirmation, and that the property will be used solely for the purpose of a holiday by you and your guests.

3.5 This is a non-smoking property; we request that you do not smoke in any of the rooms.

3.6 It should be noted that the house is on two levels and the grounds include steep slopes, making it unsuitable for those with mobility problems or for small children.

3.7 Pets are not allowed.

3.8 You must allow the owner or his representative to access the property at any reasonable time during the holiday period provided the owner provides reasonable advance notice (except in emergencies).

4. Care of the property

4.1 It is your responsibility to keep the property and all furniture, utensils, equipment, fixtures and fittings in or on the property in the same state of repair and condition as at the commencement of the holiday period and to ensure that at the end of that period the property is left in the same state of order and cleanliness in which it was found.

4.2 In the event of any breakages, losses or damage to the property please inform us immediately. You may be liable to pay the full cost of any breakages, losses or damages to the property. See paragraph 1.3 for details about the damage deposit cheque.

4.3 An additional, reasonable charge may be made for professional cleaning after you and your guests' occupancy if it is required to return the property to its original state of cleanliness and tidiness.

5. What we provide

5.1 Accommodation includes: (ground floor) lounge, formal dining room, fully-equipped kitchen and additional dining area, utility room, bathroom; (first floor) two double bedrooms, two twin bedrooms, option of additional fold-away bed, two seating areas, study area, three bathrooms.

5.2 Outside area facilities include private seating areas on patio and in the garden; barbecue; parking for three cars.

5.3 Facilities provided within the booking fee:

- bed linen and bath towels
- TV
- Wi-fi access
- washing machine
- dishwasher
- fully-equipped kitchen with fridge, range cooker, microwave, pressure cooker, toaster, kettle, coffee maker

5.4 Optional extra services, to be booked in advance and payable locally:

- 3-course evening meal cooked for you on your return
- picnic lunches
- range of chilled drinks
- maid service