

Booking Conditions

Deposit: A non-refundable deposit of 25% of the accommodation cost, sent with completed booking form, confirms a booking. Provisional bookings must thus be confirmed within 7 days. On receipt of deposit and booking form, we will send you a confirmation statement.

Payment of balance: The balance of the payment is due at least 6 weeks prior to the booking start date together with a security deposit of £120. Payment in full is required for bookings made less than 6 weeks before their start date.

Cancellation: If payment of the balance is not received by the due date, we reserve the right to cancel the booking. The hirer may cancel it after the full amount has been paid but the deposit will be retained and a refund of any additional amount will only be made if the owners are able to re-let the property, in which case any expenses or losses incurred in doing so will be deducted from the refundable amount.

Hirer's responsibilities and security deposit: The hirer is responsible for leaving the property in a clean and tidy condition and failure to do so may incur extra charges. We reserve the right to make a retention from the £120 security deposit to cover breakages or damage to the property or its contents as well as any additional cleaning charges. We undertake to return the security deposit, minus any retention, within two weeks of the end of the rental period.

Booking Period: The property will be available from 4 pm on the date of arrival and must be vacated by 10 am on the day of departure. Bookings go from Saturday to Saturday unless alternative arrangements have been agreed with the owners.

Conditions of use: Use of the accommodation, equipment and any other amenities on site is entirely at the hirer's risk and no responsibility can be accepted for any loss, injury or damage to the guests' or any other visitors' person or belongings, including cars.

No smoking: The property is for non-smoking guests only. The hirer agrees to respect our wishes in this matter.

Information: Whilst every effort has been made to ensure that our information is accurate and is made in good faith, representations made in it and any other advertising will create no liability on the part of the owners.