

The Brittany Ferries booking fee (£34) , and paid to Brittany Ferries will be credited from the overall cost.

It is very important that guests should ensure they have adequate holiday insurance.

Once Brittany Ferries inform us of your chosen dates and group details we will send you a booking form for you to fill in and return to us with your booking details. See below for rules on any group size changes. You need to send us the non-returnable deposit (25%) within 3 working days during this time we hold the property for you. Once the deposit is received we then confirm your booking to you. The remainder of the money, as well as the damage deposit (300 € or GBP250) must be paid no less than 8 weeks before the start of your visit.

Any bank charges incurred due to money arriving from outside the EU or damage deposit being returned will be paid by the renter.

The house is only for the number of persons shown on your booking form. Any increase in group number after your booking has been confirmed will incur a fee of £150 per person for each affected week. This change of booking must be requested in writing and paid for prior to your holiday commencement. We reserve the right to refuse the rental to the entire group where these occupancy rules are not adhered to and under these circumstances no refunds will be made.

The house is non smoking and we **DO NOT** accept pets.

The rental commences after 16.00 on the start date and the property must be vacated by 10.00 on the last day.

If you are booking late (i.e. within 8 weeks) all the money is payable on making the reservation.

Your damage deposit is returned after the end of your visit provided the property is left in a clean & tidy state. Deductions shall be made for breakages and any additional special cleaning required. However, the sum held shall not limit your liability to us. We refund the damage deposit due within one week after the end of the rental period by bank transfer.

In the event of you requesting a cancellation, a refund of amount paid will be made if we are able to re-let the Property less the deposit amount previously paid for each week of the let. If the Property is re-let at a lower price than the original price paid, i.e. at a last minute price or for only some of your booked holiday period, a refund of the new price less the deposit amount will be made. Following a cancellation any damage deposit paid will be refunded. Payment for meals, following a cancellation, will be refunded providing you have given a minimum of 48 hours notice. You are strongly recommended to have holiday cancellation insurance.

We shall not be liable for any losses or inconvenience caused to or suffered by you if the property shall be destroyed or substantially damaged before the start of the rental period and in any such event, we shall within seven days of notification to you refund all sums previously paid in respect of the rental period. We shall not be responsible for interruptions to public services or problems caused by severe weather. Under no circumstances shall our liability to you exceed the amount paid to us for the rental of the house.

Note: Due to the house layout and furnishings we only accept children over 7 years old.