

BOOKING CONDITIONS

1. Property Description

At the time of writing, all the information is accurate and given in good faith, however we cannot be held responsible for changes outside our control.

2. Booking and Payment

Bookings can be made by email or post using the booking form. Confirmation of the booking will be made on receipt of a 20% deposit. Please pay this by bank transfer -

Acct. name: Mary Maddison Sort Code: 30-94-66 Acct. No.: 20752460

The balance and security deposit should be paid one month before the start of the stay. The deposit and the balance are not refundable. If the full amount plus the security deposit is not received by the due date we reserve the right to cancel the booking.

3. Prices

Prices are per week, per property. Outside high season we can provide a pro-rate for under a week, but the minimum rental is 4 days. Prices include electricity, water and internet, but between October and May we charge for heating - Farmhouse £50 per week, Cottage and Barn £30 per week. The price also includes cleaning.

4. Linen

Linen and towels are not provided, except in exceptional circumstances. There is some spare linen in the Farmhouse in the case of accidents.

5. Cancellation

It is recommended that you take out insurance to protect the risk of cancellation from the time of booking. Should a property be unavailable due to unforeseen circumstances, every attempt will be made to relocate guests. If this is not possible, all rent monies will be refunded in full but no further liability will fall upon the owners.

6. Cleaning

The property will be cleaned before your arrival, but we do ask for you to leave it clean and tidy when you depart. All washing-up must be done and rubbish disposed of properly. If extra cleaning needs to be done, the cost of this will be taken from your security deposit. Any breakages must be reported to us, or the cleaner, so that these can be rectified before the next guests arrive.

7. Arrival and Departure

Please do not arrive before 4.30pm and please depart by 9.30am so that there is time to make the properties ready between guests. The property will be open when you arrive and the keys will be on the kitchen table. Please leave them there when you depart.

8. Swimming Pool

The pool will be available from April to September. There is a locking cover and this must be closed every evening for security reasons and to conserve heat. A responsible adult must be present at all times when the pool is open. By booking the property it is understood that you agree to these conditions.

9. Pets

We welcome pets at Kerespars but please make sure that all mess is cleared up regularly and dog hairs cleared from the inside the property. We will make a charge if there is extra cleaning needed because of your pet.

10. General

Whilst every possible effort is made to maintain the houses and pool in good order for the enjoyment of our guests we cannot accept liability in the event of any unforeseen event. Please do inform us immediately of any problem and we will make every effort to rectify it as soon as possible. Please remember that this is a farm in the middle of the country, and comes with all the charms that the countryside offers.