

Terms and Conditions

Booking conditions

The property is let to the number of people stated on the booking form. Any changes to the numbers once the booking has been confirmed must be made in writing. On no account however can the number of people exceed the maximum sleeping capacity of the house ie 6. This includes babies and infants

On Arrival

Your accommodation will be available from 5.30pm; however every effort will be made to keep you informed should the house become available earlier. Please try to ensure we have a valid mobile phone number to do so

On Departure

We ask all guests to vacate their accommodation by 10.00am on the last day of their stay to ensure we can provide a guaranteed high level of cleanliness for guests due to arrive later the same day.

Rental Periods

The cottage is rented out on a weekly basis normally from Saturday 17.30 hours through until 10.00 hours on the following Saturday. If there is a variation to this it will be noted on the booking form. Discounts are available for bookings of three weeks or more outside of the high season.

Cleaning

Guests are responsible for the cleaning during their stay and are asked to leave the accommodation in a clean and tidy condition on their departure. A charge will be deducted from your damage deposit should there be a need to spend more than the allocated time to return the accommodation to the original letting condition. Alternatively you may pre book an end of stay clean. This is available at a cost of 35euros payable at the end of your stay.

Damage Deposit

A damage deposit of £150 or 200 euros is required to accompany the final payment and will be held against damage. A full return of the damage deposit will be issued on departure providing the accommodation is left clean and tidy and its contents are intact and undamaged.

Holiday Insurance

All persons staying at the accommodation should have adequate insurance cover. Insurance should be a comprehensive travel insurance to include cancellation cover, which may entitle you to recover personal effects, medical cover and public liability.

The use of the pool and or any other facilities and equipment on the premises is entirely at your own risk.

Liabilities

We are not liable for any temporary defects or stoppage by public services to the property, nor any loss, damage or injury as a result of adverse weather or any other matter beyond our control.

In the event of substantial damage to the property before the start of your holiday, the owners will refund all sums paid within seven days of notification of cancellation. Under no circumstances shall the owner's liability exceed the amount paid for the rental.

Shortened stay or early departure

No refund will be given if the property is not occupied for the full rental period. Adequate insurance cover should be taken out to cover such eventualities. Every endeavour will of course be made to re let the property if possible.

Cancellations

All cancellations must be confirmed in writing. Bookings can be transferred to other parties upon written agreement with ourselves. We will always endeavour to re-let cancelled weeks and, if successful, monies will be refunded less the deposit and an administration fee which is non-refundable.

Cancellation charges are as follows:

Up to 8 weeks prior to arrival: deposit only

Up to 4 weeks prior to arrival: 75% of full cost

Less than 4 weeks prior to arrival: Full amount

Pets

Guests are regrettably not permitted to bring any pets to the property. Guide dogs are an exception but the owner must be notified beforehand.