

Terms and Conditions

Bookings

A booking deposit of 10% of the total rental charge is payable at the time of booking.

The remaining balance, **together with the refundable damage deposit**, is payable not less than **4 weeks prior to the start of the holiday**.

Failure to pay the balance in full by the due date may result in cancellation of the booking and forfeiture of any monies already paid.

Bookings made less than 4 weeks prior to the arrival date must be paid in full at the time of booking.

Cancellation by the Holidaymaker

All cancellations must be made in writing by email.

The following cancellation terms apply:

- **More than 8 weeks before arrival:** Full refund of all monies paid
- **4 - 8 weeks before arrival:** Booking deposit (10%) is non-refundable; any additional payments will be refunded
- **Less than 4 weeks before arrival:** No refund of any payments made

We strongly recommend that you take out appropriate holiday cancellation insurance.

Cancellation by the Property Owner

In the unlikely event the property becomes unavailable we will issue a full refund. We will only be liable to return the monies received. No compensation or consequential losses shall be paid.

Arrival and Departure Time

The property will be available from **16:00 hrs on the day of arrival**. We ask that the property is vacated by **10:00 hrs on the day of departure**.

Details regarding key collection/access will be provided once full payment has been received.

Cleaning

Please ensure that the property is left in a clean and tidy condition.

We reserve the right to apply an additional cleaning charge if the property is not left in a similar condition to that in which it was found.

Number of Guests

The maximum occupancy is **four persons**.

If more than four people occupy the property without prior permission, this will be considered a breach of contract and you may be asked to leave immediately without refund.

Sub-letting or assignment of the booking is not permitted.

Pets

Not allowed in the house.

Smoking

Not permitted inside the stabling.

Liability

We accept no responsibility for loss or damage to personal belongings or vehicles. All items are left entirely at the holidaymaker's risk.

Breakages and Damage

Guests are expected to take reasonable care of the property, its fixtures, fittings, and contents.

Any damage or breakages must be reported prior to departure.

We reserve the right to charge for any damage or breakages beyond reasonable wear and tear. This may include **deductions from, or the full retention of, the refundable damage deposit**, depending on the extent of the damage.

Miscellaneous

We reserve the right to enter the property at a reasonable time in the event of an emergency or to carry out necessary repairs.

We also reserve the right to refuse entry or require guests to leave if, in our opinion, their behaviour is unreasonable or they are not suitable to take charge of the property. No refund will be given in such circumstances.