

On confirmation of your booking we will provide a receipt showing the 25% deposit and requesting payment in full no less than 8 weeks prior the start of your holiday.

The property cannot be reserved until such time as we have received the deposit.

An additional sum of £250.00, to cover any accidental damage, will be required when final payment is made, however this deposit is fully refundable at the end of the holiday unless damage, repairs or replacements are necessary.

You will receive no more correspondence from us until we receive the balance of payment from you. Until we receive this final payment, tenants will not be given the key collection arrangements for or permitted to enter the house. When receipt of your balance is acknowledged, we will inform you where to obtain the keys into the house for the day of your arrival.

In the event of cancellation, the total cost is payable, unless we are able to re-let the house. In this case the deposit will be retained to cover costs. We advise, to provide for unforeseen circumstances, that hirers take out independent holiday cancellation insurance.

Weekly bookings are from Saturday to Saturday, although we are flexible and are willing to take weekend and midweek bookings at reduced rates if we can. The house may be occupied from 3pm on the day of arrival and must be vacated by 10am on the day of departure.

Hirers must do nothing to make void any insurance policy, and must not cause nuisance to neighbours. The house is thoroughly cleaned between bookings and we ask you to ensure that the property and its contents are clean and tidy when you depart, i.e. left as you would wish to find them. Please let us know of any damages or breakages so that we can replace or repair for the next visitors. We reserve the right to charge for any breakages and damage caused during your stay. However, minor accidental breakages will not normally be charged for.

Bookings are accepted on the understanding that the property is taken for holiday purposes only and that, excepting babies, the names and numbers of persons using the property is limited to ones stipulated at the point of booking.

We regret that we accept no liability for loss or damage to belongings or for any injury sustained while you are at the house. If these Terms and Conditions are breached, we shall have the right to enter and take possession of the property immediately without compensation to the hirer.

Smoking is NOT permitted inside the properties. If this is breached the party will be required to vacate the property forthwith, and may lose their deposit.

Dogs are permitted on the ground floor only, we charge £15 per dog for the additional cleaning time.

If, after we have confirmed your booking, we cannot supply the house to you because of reasons beyond our control, we will offer you alternative accommodation which is at least as good, if at all possible. If you do not want this accommodation or if we cannot offer you alternative accommodation we will return the rental price to you in full and we may at our sole discretion offer you compensation as appropriate.

If you feel you have reason to complain about the house, you must tell us immediately so we can take appropriate action. We cannot help you if we do not know about your problem. If you do not report your complaint immediately, but choose to raise it on your return home, you accept that it will make it harder to investigate your complaint after your rental has ended.

You must give us or our representative access to the Property at any reasonable time while you are renting it to carry out essential maintenance or if there is an emergency. Wherever possible we would arrange this in advance.

We make every effort to make sure the information we give orally or in writing is accurate, however changes and errors occasionally occur. You must therefore ensure you check all house details at the time of booking. We shall not be liable for inaccurate information.

By making a booking you agree that we may store and use your information as required to complete your booking and allow you to stay at the house.

Please note all bed linen and towels are included and will be fresh on the first day of occupation.