

Terms & Conditions

When you make a booking you are entering in to a contractual agreement with us. Please read our terms and conditions below.

Prices: The price includes accommodation plus Breakfast as indicated. Unless clearly stated on the booking form all extras such as extra mattress etc for children, optional charge for dog, additional meals, telephone drinks etc are additional. We accept the following forms of payment: cash, cheque with bankers card, debit cards, credit cards.

Pets: Well behaved pets are permitted BY PRIOR ARRANGEMENT, there is a £10 supplement per night per pet.

Deposit: A minimum deposit of 50% will be debited from your card upon booking (the remaining balance is due upon departure). We will then email (or post if requested) confirmation of the transaction.

Cancellation and Insurance: Once you have booked your stay, our agreement is a legal contract and you will be liable for the total cost if cancellation falls within 14 days of arrival date. For cancellations made prior to the 14 days you will not be liable for the total balance. For cancellations made after this time or by failing to take up the booking without cancelling you may be liable for the TOTAL amount. For this reason you may wish to take out cancellation insurance, which is inexpensive and can be obtained from any good broker. If you happen to cancel at any time from the booking reservation date to the arrival date there will be a credit/debit card transaction charge of £5.

Non-availability: We would only cancel your booking if your accommodation was unavailable for reasons beyond our control. We would attempt to offer you alternative accommodation, however if this was not possible, or unacceptable to you, then we would refund all monies paid by you. Our liability would not extend beyond this refund.

Arrival: Your accommodation will be available to you from 4.00 pm on the day of arrival, Or you may arrive before 1 pm, to drop off your bags. Please let us know if you plan to arrive after 6:00 pm.

Departure: Please be ready to leave your accommodation by 10:30 am on the day of departure. Your bill for the accommodation and any extras or services taken during your stay is payable on departure.

Damages and Breakages: Please take care with our accommodation. You are responsible and liable for any breakages or damages which you cause to the accommodation or its contents. Please report these as soon as they occur. We do not normally charge for minor breakages, but we may send you an invoice for repair or making good if the damage or breakage is significant, and we will make an additional charge of £50.00 if you did not report this.

Liability: We do not accept any liability for any damage, loss or injury to any member of your party or any vehicles or possessions, unless proven to be caused by a negligent act by ourselves or our employees or contractors whilst acting in the course of employment.

Rural Location: Properties in rural locations can experience some animal noise and occasionally noise from grass cutting or other farm machinery or activities. In rural areas, insects and other pests are fairly common and not necessarily an indication of poor housekeeping standards. Whilst preventative action is always taken, these pests can never be eradicated completely.

Data Protection: Any data gathered during the course of this booking may be held on computer. We respect your privacy and any information held will only be used for payment processing, contact purpose and identification on arrival. Your information will never knowingly be passed on to a third party.