

Reservation and Letting Conditions

Please read the following booking conditions carefully as they set out the terms and conditions of the Tenancy Agreement between you and the Owners ('we' or 'us').

Our Booking and Contract. When you wish to make a booking, please fill in the booking form as completely as possible and return it to us with your deposit. The booking form must be returned within seven days. The deposit is 25% of the price of the accommodation, the balance is then payable six weeks before your booking date. If you make your booking less than six weeks before the booking date, full payment is required at the time of booking. If we do not receive the balance by that date we reserve the right to cancel the reservation and you will forfeit the deposit. Except by prior agreement, no more than the stated number of persons may occupy the cottage and we have the right to refuse to admit more than the number of persons reserved for the cottage.

Booking Period. The period of letting is from the time stated on the Booking Acknowledgment, commencing Saturday at 2 p.m. to 10 a.m. on the concluding Saturday, unless prior special arrangements are agreed.

Alterations and Transfers. If, after you have made your booking you wish to make a change to the booking or transfer it to another person, we will do our best to accommodate your request but cannot guarantee that such amendments or transfers will be possible. Any changes or transfers must be requested in writing and they will of course be subject to availability.

Alterations and Cancellations by Us. In the unlikely event that we have to alter or cancel your holiday booking, we will endeavour to offer you suitable alternative dates, but we regret that we are unable to guarantee that this will be possible in all cases. If a suitable alternative cannot be agreed, a refund of all money paid to us, will be given to you.

Cancellations by You. After we accept your booking, if you wish to cancel your arrangements, you must do so in writing as soon as possible, and you will be liable to forfeit the deposit. If we receive notice of your cancellation less than six weeks before your date of arrival at the property, we will retain fifty percent of the agreed rental and return the balance to you.

Our Obligations to you. We, the owners of the accommodation, grant you the right to quietly use and enjoy the cottage for the agreed period. Bed Linen is supplied together with kitchen towel and tea towel. Keys and directions to the Cottage will be sent by recorded delivery to you, two weeks prior to the commencement of the rental period.

Our Liability to You. We cannot accept any liability for death, personal injury, loss or damage of whatever kind, unless caused by our negligence. The use of the amenities including the swimming pool is entirely at your risk and we will not accept responsibility for injury to you or your party and third parties or loss of or damage to their belongings.

Complaints. Any problem or complaint you may have concerning your property must be immediately reported verbally directly to us and we will use our best endeavours to rectify such problems or complaints.

Client Behaviour. You agree to keep the cottage and all furniture, fittings and effects in or on the property in the same state of repair and condition as the same are in at the commencement of the letting (reasonable wear and tear excepted) and shall replace any breakages with similar articles of at least equal value or pay for such replacements. The cottage must be left clean and tidy at the end of the holiday period.

Passports and Visas. No responsibility is accepted by us for your failure to carry passports, visas or other documents required for the purpose of the journey.

Law and Jurisdiction. We hereby notify you that under The Housing Act, 1988 the cottage was at some time within the period of twelve months ending on the date of the Tenancy Agreement occupied under a right to occupy it for a holiday and accordingly possession may be recovered by or on behalf of us under Case 3 of Part 1 of Schedule 2 of that Act. Your contract with us is governed by the laws of England, and the Courts of England and Wales will have exclusive jurisdiction to hear any dispute arising out of or in connection with it.