



Hall Farm Accommodation

TERMS AND CONDITIONS OF HIRE

All bookings made to hire Dairy Cottage are subject to the following conditions.

In these conditions:

The property - Dairy Cottage

You - the customer

We or Us - Mr and Mrs W.L.Baird

All prices include electricity and V.A.T

Weekly lets normally start on a Friday but we can be flexible about this.

RESERVATION AND BOOKING

1. To reserve Dairy Cottage for letting

- Once an enquiry has been made over the phone, or by e-mail, you will be asked to fill in a booking form which will be sent to you in the post.
- Minimum stay of two nights.
- For weekly lets or longer the booking form must be returned to us within 7 days of receipt. A non-refundable deposit of 20% of the total cost of the letting period must be enclosed with this form.
- The balance of the letting period must reach us four weeks before the start of the rental.
- If the booking is made within six weeks of the letting period starting then the whole rent is required to be paid.
- For mid-week, week-end or two night lets full payment is required with the booking form.
- On receipt of your completed booking form and non-refundable deposit, we will confirm your booking in writing. This will constitute the formation of a contract between you and us.
- Only people over the age of 18 can book the cottage.



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2. Cancellation by You

- If in the event of cancellation by you please telephone us immediately. We will make every effort to re-let the cottage.
- If the cottage is re-let we will keep your deposit but refund the balance less a £30 cancellation charge.
- If we are unable to re-let the cottage you will be liable for the full amount of the booking
- **We would therefore strongly advise you to take out appropriate holiday cancellation insurance.**

3. Cancellation by Us

- If in the very unlikely event of us cancelling your booking due to circumstances beyond our control we will return all monies in full. We will be under no further liability.

4. Arrival and Departure

- On the day of arrival Dairy Cottage will be available from 3:30pm.
- On the day of departure guests are expected to leave by 10:30am.
- Guests are requested to leave the property as they found it: in a clean and tidy condition.

5. Children

- Children over 12 years of age only

6. Pets

- Sorry pets are not permitted.
- However guide dogs maybe accommodated subject to notifying us at the time of booking. Guide dogs are not allowed on the furniture and must always be kept on a lead when outside the property.



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7. Smoking

- Smoking is not permitted in the property or surrounding areas.

8. Linen

- Bed linen, bathroom and hand towels, tea towels, oven gloves and a dishcloth are provided at no extra cost.

9. Cyclists

- Can leave their bicycles in the shed provided in the courtyard but do so at their own risk. We cannot be held responsible for any loss or damage.

10. Occupancy

- Only four occupants are allowed to stay at one time in the property.
- All names of guests staying in the property must be the same as appear on the booking form.
- We reserve the right to refuse entry or repossess the property if we feel that any damage is likely to be caused to the property, by you or your party.
- We reserve the right to charge you for any damage, missing items, or breakages, or any cleaning which is over and above what we would normally do.

11. Access to Property

- We retain the right of entry to the property for inspection, any necessary repairs or maintenance. You will be given prior notice wherever possible.



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12. Liability

- Guests must be advised that Dairy Cottage is situated on a working arable farm. You must not wander around the working part of the farm.
- No liability will be accepted by us for any injury, loss or damage sustained to you or any member of your party, their luggage, car or contents, or any other personal belongings or for loss or damage by a third party while renting Dairy Cottage.

13. Complaints

- If you feel there is anything to complain about please make this known to us immediately.
- We will not be able to deal with any complaints after the letting period has ended or after you have departed.

14. Disruption of Utilities and other services

- We cannot be held responsible for any disruptions in the supply of utilities i.e. electricity, heating, water or TV signal.
- However we will endeavour in conjunction with the service company concerned to correct the fault as soon as possible.

Disclaimer

It is our aim to at all times provide accurate descriptions and information about Dairy Cottage. Every effort has been made to give an honest written and verbal representation of the property. However we are continually striving to improve and expand our services and facilities. We cannot be held responsible for any liability if any inaccuracies are deemed to be found on your part.

If you would like to enquire about anything or make a booking please contact us:

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