

Terms and Conditions

Please read carefully. When a holiday booking is confirmed with us you are entering a contract which binds you, the Customer, and Lindsey Middleton in various ways. The obligations we have towards each other are set out below.

Times

The letting period runs from 4.00pm on the day of arrival to 10.00am on the day of departure. Keys may be collected between 4.00pm and 9.30pm on the day of arrival. Please notify us in advance if you anticipate a late arrival. An emergency contact telephone number is supplied with your holiday confirmation in case of unexpected delays.

Payment

A deposit of 25% of the total rental is payable within 5 days of placing a reservation, the remainder of the balance is to be received by us no later than 8 weeks before arrival. If the deposit is not received within 5 days of booking, the reservation will be cancelled. Only upon receipt of the deposit will the status of the reservation change to that of 'booked'.

If the balance payment is not received within 8 weeks of arrival the booking will be treated as a cancellation. Any monies paid up to and including the date of cancellation will not be refunded.

Receipt and banking of any deposit monies will not constitute acceptance of a booking. Bookings can be refused at any time prior to the issue of a written holiday confirmation. We will promptly return any monies you have paid and be under no other liability.

Payment Method

Payment can be made by cheque or direct transfer with account details provided on application.

Prices

All prices are correct at the time of web publication and are subject to change without prior notification.

Smoking

Due to the nature of the property smoking is not permitted within the house although guests are welcome to smoke in the garden area.

Loss/Damage Deposit

For each holiday booked we ask that a £200 deposit be paid with the balance payment, prior to the holiday commencement date. This will be returned to you less the cost of any loss, damage or excessive cleaning to the property resulting from your stay. A full refund will be made within 10 days of the departure date, provided there is no missing inventory and the accommodation and equipment are in a clean and undamaged condition on departure.

Inventory

Please check the inventory and report any shortages, damages or breakages immediately. We cannot accept subsequent claims for shortcomings not so notified.

Accommodation

If for any reason the accommodation is unsatisfactory please notify us immediately so that appropriate action can be taken. We cannot accept subsequent claims for shortcomings not so notified.

Occupancy

Only those persons listed on the booking form may occupy the property. If this condition is breached we have the right to terminate the contract immediately, without refund. We reserve the right to terminate, vary or re-allocate the accommodation where all material facts are not disclosed. Any unauthorised extension of stay will be charged at the full daily rate. Units may not be sub-let.

Age Limit

Units cannot be rented to persons under eighteen, but group bookings involving young people may be considered by special arrangement.

Pets

Due to the nature of the property we are unable to accept pets.

Noise

Please consider others, especially between 11.00pm and 9.00am. No late night disturbance will be tolerated.

Responsibility

The signatory to the terms and conditions accepts liability for the behaviour of all party members, for ensuring that conditions of hire are adhered to and for loss or damage to the accommodation and contents howsoever caused during the rental period.

Protection of Guests

We reserve the right to refuse to hand over the accommodation to anyone who, in the opinion of our staff, is not suitable to take charge of the property - in any such case all monies shall be refunded and the Contract terminated without further liability. We also reserve the right to terminate the Contract at any time or remove any person or persons due to unreasonable behaviour or damage to property. Any refund will be entirely at the discretion of Lindsey Middleton. Our staff have the right to enter any unit at any time as occasion may demand without prior notice.

Personal Effects

We will not be responsible for the loss or damage to personal property of guests occupying the accommodation. Vehicles, their accessories and contents are left at your own risk.

Accidents

We will not be responsible for any injury or death, save insofar as it results from the proven negligence of our staff. All our guests are encouraged to ensure that they have adequate property and personal accident insurance for their holiday.

Delays

No liability can be accepted should adverse weather conditions delay your travel plans.

Availability

The booking is made on the understanding that we will make the accommodation and amenities available to you on the dates stated. Should this not be possible due to events beyond our reasonable control we will offer you alternative dates or refund of your accommodation rental, you will have no other claim or remedy against us.

Cancellation

In the event of cancellation the deposit is non-returnable and the following scale of charges will apply: -

Number of days before arrival date that written notice of cancellation is received : Amount of cancellation charge shown as a percentage of the holiday price

More than 8 weeks : Deposit only

8 to 4 weeks : 50% of total holiday cost

4 to 2 weeks : 75% of holiday cost

Less than 2 weeks : 100% of holiday cost

All cancellations must be notified in writing by the customer and received by Lindsey Middleton before the cancellation charges are confirmed. We strongly recommend that you take out holiday insurance which includes cancellation cover.

Rent Act

The booking agreement confers a right to occupy the accommodation for the period agreed for holiday purposes only. The terms of the rent act are excluded.