

Terms and Conditions of Hire

1. By completing a booking form, the hirer enters into a legal agreement and is bound to abide by the conditions of hire and any other reasonable instructions given by the proprietor.
2. Bookings are normally from Saturday to Saturday. Low and mid-season short breaks are available as follows for bookings completed by 19 June or starting on or after 24 September but excluding Christmas and New Year weeks:
 - a. 3-night stay (commencing Friday) or 4-night stay (commencing Monday): 66% of weekly rate
3. Other special offers are available as follows:
 - a. 10% discount for returning guests, subject to availability
 - b. For two people, or two with a baby under 2, £20 off at any time of the year, booking a 2-bedroom lodge for the week.
 - c. £25 off second and additional weeks on holidays of two or more weeks at any time of the year.

NB Only one special offer is available per booking

4. The period of hire will be from 4.00pm on the day of arrival to 10.00am on the day of departure unless otherwise agreed in writing.
5. A non-refundable deposit of £100 per week is required on booking, the balance being due no later than one month before date of entry. Payment for late bookings must be made according to the proprietor's instructions. The rent includes VAT at the current rate.
6. Electricity is not included in the rental price. An honesty box and form to record usage will be located in each lodge for guests to complete and leave appropriate payment.
7. The rates all bed linen, but not towels; towels are available at £2.50 per set per week or part thereof. Cots (including linen) are available at £10, highchairs at £5.
8. The hirer must leave the property in the same clean and tidy condition as they found it; otherwise a cleaning charge will be levied.
9. All damages and breakages must be reported immediately and paid for prior to departure. This includes accidental chips to crockery and glass, which will be discarded and replaced in order to maintain high standards.

10. A refundable damage deposit of £100 is payable on arrival, either by cheque or credit card and, all being well, will be refunded to the hirer during the week after their stay.
11. Prices shown are per lodge, subject to special offers (see above). The number of people occupying the property must not exceed the number specified in the booking form. Maximum occupancy limits in each lodge must not be exceeded and are as follows:
 - 3-bedroom lodges (Types A & B): 6 persons
 - 2-bedroom lodges (Type C): 4 persons
12. The property shall be let solely for holiday purposes.
13. **CANCELLATION.** If you are compelled to cancel your holiday, please notify us immediately in writing by 1st class mail. Should you have to cancel within 8 weeks of the commencement of your holiday, you must telephone us first and then follow this immediately with written confirmation. We will then endeavour to re-let for you. If we are successful in re-letting, you will only forfeit the initial deposit. If we cannot re-let then you will be held responsible for prompt payment of the final balance of hire due. **We strongly advise Cancellation Insurance to avoid this occurring; we can provide full details on application.**
14. The proprietor shall be allowed to enter the premises for all reasonable purposes.
15. Dogs are the only pets allowed at a charge of £15 per week by agreement with the proprietor in advance. Under no circumstances are they allowed on beds or chairs and they must never be left alone in the premises. They must be kept under strict control at all times and their bedding provided by the hirer.
16. The proprietor reserves the right to refuse entry and to demand the immediate removal of any persons not complying with the conditions of hire, or for conducting themselves in a manner detrimental to personnel or property.
17. Smoking is not allowed inside the lodges. Smoking is permitted outside, but cigarette ends must be carefully disposed of in containers provided.