

Thank you for choosing to book with us – we hope you will enjoy your stay. The following terms and conditions apply to your booking. They form the terms of a legally binding contract between us and you.

Price

The price payable includes accommodation and breakfast for the number of nights stated on your booking.

Deposit

We require a deposit of £50 to secure your booking. This may be made by cheque or bank transfer. We do not have facilities to accept card payment.

Confirmation of Booking

Your booking will be completed when we are in receipt of your booking form and deposit. Prior to that the booking will only be regarded as provisional.

Payment

We accept payment only by cash as we do not have facilities to accept card payment. Only if we are in receipt of a cheque longer than 7 days (given time to clear) can we accept this.

Payment for the cost of your stay will be taken on checking out. Any extras incurred will be payable on departure.

Cancellation by you

Cancellations must be made in writing by email and telephone 14 days prior to your arrival.

If you cancel less than 14 days of your arrival and we are unable to re-let your room we reserve the right to keep your deposit.

Cancellations must be made or confirmed by phone or email .

It is recommended that you take out travel insurance which provides for cancellation cover.

Departure earlier than planned

If you for whatever reason choose to depart sooner than the planned departure we reserve the right to charge the full amount stated in the confirmation.

Cancellation by us

In the unlikely event that we are forced to cancel your booking we will attempt to offer you alternative accommodation. If suitable accommodation is not available then we will refund all monies already paid by you and confirm that you will not be liable for any further payments to us.

Amendment by us

If you have requested a specific room, we will try to ensure that this room is available to you. We do however reserve the right to accommodate you in a different room.

Arrival and Departure

Check-in is from 4pm and we ask you to give us your approximate arrival time on your booking form. For the peace of other guests we cannot accept arrivals after 10-00 unless previously arranged or if you are part of a group and have booked the whole house.

Children

We regret we are not able to accommodate babies or young children.

Damage and Breakages

We are sure that you will take care whilst you stay with us, and we acknowledge that accidents sometimes happen. We do however reserve the right to charge for any damage or breakages which we consider was deliberately or recklessly caused. You will be notified in writing as soon as is reasonably practicable, if the damage is discovered after you depart. We also reserve the right to charge further sums if we are unable to re-let the room as a consequence of the damage.

Smoking Policy

We are a No Smoking Establishment. If we find that guests have been smoking in the room, then we reserve the right ask you to leave immediately. You will remain liable for the whole of the cost of your stay.

Pets

We do not accept pets.

Our Liability

We do not accept any liability for damage to your property or injury to you (or other members of your party) whilst on our premises unless caused by the negligence of us, or our employees.