

BOOKING CONDITIONS

To confirm your booking please complete the attached booking form and send with a non-refundable deposit for 20% of the full period rental. For bookings made 6 weeks or less in advance the full amount is payable on booking. Receipt and confirmation will then be given in writing. By completing the booking form and returning it with your deposit or full amount you warrant that you are over 18 and have the authority of all persons who will use the property during your stay. You will also indemnify us against all loss and damage arising directly or indirectly to the property and its contents from any act or omission by yourself or any person accompanying you

The owners reserve the right to terminate the agreement without refund of money if the behaviour of any guest is considered unacceptable or if the number of occupants exceeds that stated on the booking form.

It is a condition of your booking that the total number in your party shall not exceed the capacity of the property as advertised. A small travel cot (please bring your own linen, pillow etc) and highchair will be provided for babies under 1 Year at no extra cost. Amville Lodge and Linhay Lodge both sleep 4 + cot.

Please do not leave children unattended and whilst on site please remain within the fenced garden. This is a working farm and guests and children are not allowed access to Farm yard, manege and surrounding buildings at any time

We are sorry but Dogs and other Pets are not allowed.

Smoking is not allowed inside the properties.

Because of fire risk and damage to furnishings **do not use candles inside the properties.**

The owners shall not be liable for any accident, damage, loss, injury, expense or inconvenience whether to person or property arising out of the booking contract.

When you book any holiday you are entering a legally binding contract. If you have to cancel or cut short your holiday for whatever reason then under the law you will be liable for any cancellation charges we have to make. In your best interests, we therefore strongly advise that you take out Holiday and Cancelled Booking Insurance to safeguard your holiday. A Cancellation Plan form will be sent with confirmation of booking, which we have found to offer comprehensive cover at a reasonable cost.

The owners reserve the right in the case of an emergency to cancel any booking at any time and return any sums which have been paid in advance.

The balance of the rent is to be paid in full 6 weeks before arrival. An invoice for the balance will be sent to you before the due date. If the final balance has not been received by this date, the booking will be treated as cancelled by you.

Lettings are on a weekly basis and run **strictly from after 4.00pm arrival time to before 10.00am departure time** Saturday to Saturday unless other arrangements have been made with the owners.

Please telephone the Farm on 01485 600323 or 07905503747 two or three days before arrival to confirm your arrival time and arrange collection of Keys.

On departure please remember to lock the property and return the Key either to the owners or in the Key Safe on the Wall.

Have a lovely holiday and please leave the Property in a clean and tidy condition. Thank you