

Bookings are subject to the following terms and conditions:

- Your booking will not be cancelled by the owner except in exceptional circumstances beyond our control. Notification will be given of the cancellation as soon as possible and we will promptly refund all payments made for your holiday. Our liability for cancellation will be limited to payments made to us.
- All bookings require a non-refundable deposit equal to the first night's stay. The remaining balance must be paid by bank transfer one month before arrival. Payments may be transferred to another booking if cancellation is made at least one week before the arrival date.
- No parties or events – the maximum number of persons using the accommodation at any time must not exceed 2 people. We reserve the right to terminate the booking without notice and without refund in case of a breach of this condition.
- Bookings cannot be accepted from persons under eighteen years of age.
- The owner reserves the right to refuse a booking without giving any reason.
- We or our representatives reserve the right to enter the property at any time to undertake essential maintenance or for inspection purposes.
- Tenancies normally commence at 15:00 unless otherwise agreed and guests are required to vacate the rental by 10:00 on the day of departure. This allows the accommodation to be thoroughly cleaned and prepared for incoming guests. The property has a lockbox, the key is accessed with a code sent before check in.
- Vaping or smoking anywhere inside the premises will result in immediate termination of occupancy and forfeiture of all payments. This must be strictly adhered to and any damage or extra cleaning caused by smoking will be at the expense of you.
- We do not allow Pets.
- Damages and breakages – please treat the facilities & accommodation with due care so that other guests may continue to enjoy them. If you notice something is missing or damaged in your accommodation, please let us know immediately so that we can take the appropriate action. If there has been any damage or breakages during your stay, we would be grateful if you could report them promptly, especially before check-out. **You will be responsible for any damage to the rental property caused by you during your stay.**
- Please do not move any furniture from one room to another.

- Please lock the doors and close the windows when you leave the property unoccupied.
- Please make sure you switch off lights, heating and any electrical appliances when you go out.
- Please note that if any keys issued are not returned at the end of your stay, then the cost of replacement will be charged to you.
- The client may in no circumstance re-let or sublet the property, even free of charge.
- The owner shall not be liable for any temporary defect or malfunction of any equipment, machinery or appliance in the building or grounds.
- No compensation will be given for any temporary outage of electricity, gas, water, internet connection or television service.
- The owners are not responsible for the loss of any personal belongings or valuables of the guest.
- All inventory must remain in the property and not be taken to another property.
- Please Park with consideration.
- We reserve the right to terminate a holiday without compensation where the unreasonable behaviour of the persons named on the booking (or their guests) may impair the enjoyment, comfort or health of others.
- Candles are not allowed inside the house.
- Any problem or complaint which the client may have concerning their holiday must be immediately reported directly to us/our representatives and we will endeavour to put matters right. Any complaints not reported to us/the property manager at the time and only reported after the client has returned from holiday will not be considered by the proprietor.
- We reserve the right to make reasonable amendments or additions to these terms and conditions without notice.
- This property is privately owned. We expect all guests to enjoy the facilities and treat the property with the same respect that they would with their own house.