

Booking Conditions

All prices are inclusive of linen, water, electricity and gas. We reserve the right to levy a surcharge if you require central heating or fire wood.

DEPOSIT:

A deposit of 25% of the full rental cost is required to secure your booking. Upon receipt of the completed booking form and deposit we will send confirmation of your reservation. Please note that your deposit is **non-refundable**.

BALANCE OF PAYMENT:

The balance (including the security deposit) is due no later than **8 weeks prior to arrival**. You will be advised of your payment date when your reservation is confirmed. **Please note we do not send out reminders.**

SECURITY DEPOSIT:

We require a £200 security deposit to be paid at the time of your final payment. This will be returned to you within 14 days of your departure, less the cost of any damage or breakages which may occur during your stay. We also reserve the right to deduct cleaning charges should the property not be left in a clean and tidy state on departure.

ARRIVAL AND DEPARTURE TIMES:

Guests are asked to arrive no earlier than 4pm and to depart no later than 11am.

CANCELLATION:

In the unfortunate event that you have to **cancel your booking**, your deposit remains **non-refundable**. If however, you cancel within 8 weeks of arrival the full amount becomes **non-refundable** unless we are able to re-let the property. We would, of course, make every effort to do so.