

# Ashbrae Cottage

## Booking Terms and Conditions

1. A provisional booking will be held for one week pending receipt of the full deposit or payment as appropriate and full acceptance of these terms and conditions are accepted by the hirer, together with a completed guest list named upon the booking form.
2. A separate damage security deposit of £100 is also required with balance payment. This deposit will be returned in full, within 14 days after satisfactory change over inspection of the property made on the day of departure.
3. 25% deposit of the rental fee must be received to secure the reservation.
4. The total rental balance plus security deposit for bookings is due in full 6 weeks before the start of the hire period. In the event of cancellation, we will endeavor to re-let the accommodation and if successful, we will refund you less any expenses occurred. (We recommend that you take cancellation insurance, though this is not requirement of booking).
5. The owners reserve the right to cancel the booking if payment is not made in accordance with the above terms and conditions.
6. Clients agree to have the following deducted from the £100 security deposit. The loss, breakage or damage to the property or its equipment. The house must be left in a clean and tidy state, and rubbish / food must be removed and placed in the refuse bin provided. If the property is not left as found then cleaning costs will be charged for.
7. We operate a no smoking policy, therefore smoking inside the property or decking area is strictly forbidden.
8. Animals are not permitted within the property.
9. The owners cannot accept responsibility for any personnel accidents whilst on, or within the property, or its grounds. We strongly advise that guests take out appropriate holiday insurance. Children must always be supervised by an adult. Any damage to the property that could cause risk of injury must be reported to the owners or agents immediately.
10. The accommodation provided is only for use by persons named on the booking form, any changes to the occupancy should be agreed prior to arrival. Occupancy above the numbers specified for the property is not permitted.
11. Bookings are from 1600hrs on day of arrival. The cottage must be vacated by 1000hrs on day of departure.
12. Due to insurance constraints wood / coal fire is no longer permitted at the house. Also barbecues are strictly forbidden upon the wooden decking area. (Barbecues are permitted upon any of the hard standing or grass areas surrounding the house.)
13. Should the accommodation not be available due to circumstances beyond our control, we will not be liable but all monies would be refunded.
14. We reserve the rights to change these terms and conditions.
15. We reserve the right to refuse accommodation if these conditions are not strictly observed.