

Your reservation is a legally binding contract and by making a reservation you are agreeing to comply with our Terms and Conditions as set out below.

1. Contract of hire

- Home Farm Cottage (HFC) own the holiday property (hereafter called the OWNERS).
- The hiring contract shall be between the hirer and the Owners of the individual properties and shall be deemed to be made subject to these Booking Conditions.
- The Contract of Hire is not effective until HFC dispatches to the Hirer written confirmation of a booking.
- The hiring contract confers upon the Hirer the right to occupy the property for a holiday only and that no right to remain in the accommodation exists after the date of the holiday.

2. Booking

- A deposit of 25% of the total cost of the accommodation plus a security deposit of £150 (non-refundable) is payable at the time of booking. Refunds will be made to the same card that was used for payment.
- The final balance is due 4 weeks before the date of arrival. If the final balance is not paid on the due date HFC will advise the guest by email (if applicable) that his or her booking is cancelled and his or her initial payment is forfeit and that he or she remains liable for the full amount of the final payment.
- For bookings made within one calendar month of the due date of arrival full payment is required at the time of booking.

3. Payment

Payments can be made via bank transfer or by credit/debit card over the phone to our office.

4. Cancellation

- Bookings cancelled 16 weeks in advance of arrival date will be refunded in full of a £50 cancellation charge applied.
- For bookings cancelled less than 16 weeks before the arrival date, every effort will be made to re-let the property in which case 50% of the full payment made will be refunded to you. If, however, the property is not re-let, you are liable for the full cost.
- Changing bookings from one week to another after the booking has been made will incur a £50 fee and changes cannot be made within 4 weeks of the date of arrival.

5. Liability

We (HFC) shall not be liable to you or any member of your party for any harm, loss or damage to person or property arising from the letting.

6. Changeover days

Bookings are from Saturday to Saturday unless alternative arrangements have been agreed.

7. Number in the Party

You must inform us of the number of people staying in the property and at no time must this exceed the number given on the booking form.

8. Personal Belongings

- Vehicles, baggage, and personal belongings are always at the Hirers risk.
- Guests parking in the parking do so at their own risk.

9. Smoking

- Smoking is not allowed in the cottage

10. Pets

- Unfortunately, we do not allow pets as we have ducks and chickens roaming round the gardens

11. Heating

- The property has central heating and a wood burner.

- A complimentary basket of kindling and logs are provided on stays of 7 nights or more.

12. Care of the Property

- The hirer is responsible for looking after the property during the holiday and leaving it in a clean and tidy condition. Any breakages or damage must be reported to the office and paid for.
- Where excessive cleaning is required, or damage beyond normal wear and tear has occurred a charge will be made.

13. Linen

- All bed linen and towels are provided but we do not provide beach towels.
- If you have young children in your party, please also bring waterproof mattress protectors.

14. Travel Cots & Highchairs

We can provide a travel cot and a highchair that we can provide for your property. Guests should ensure they request these at the time of booking. Linen and bedding for travel cot is not provided.

15. Liability

The use of amenities provided by the Owners are used entirely at the users' risk and no responsibility can be accepted for any injuries to persons, or loss, damage to any belongings of persons who use them.

16. Matters Beyond Our Control

We will always endeavour to ensure that advertised services such as broadband are working but in the unfortunate event of a breakdown, no compensation or refund will be due.