

THE LITTLE STABLES BOOKING TERMS

Check-In Time **04:00 PM** | Check-Out Time **11.00 AM**

- Please ensure you read and fully understand these booking terms and conditions. If anything is unclear, please contact us so we can explain in further detail to avoid any misunderstandings.
- Bookings are subject to the following terms and conditions.
- A contract between you and the owner will come into existence when payment is received and a booking confirmation is issued showing the confirmed holiday dates. The contract binds you & all the members of your party. It is your responsibility to ensure that all members of your party accept the terms of the contract set out in these terms & conditions of booking. Failure to disclose all relevant information or comply with these terms may lead to termination of the contract & loss of the booking.
- You will be provided with a welcome pack at the cottage that contains important information about your stay with. Please ensure that you and your party read the welcome pack carefully on arrival.
- **A down payment of 25% of the** holiday cost is payable at the time of booking. Bookings made less than 6 weeks before your arrival date must be paid in full.
- The balance must be paid no later than 6 weeks before the commencement of your holiday. If the balance is not received by the due date, then your holiday will be treated as a cancellation and the client will remain liable to pay the balance of the rent.
- All cancellations must be notified in writing. If you cancel your holiday more than 6 weeks before it is due to start, then your deposit will be forfeit. If you cancel less than 6 weeks before the holiday, then the full balance remains due and is not refundable.
- We strongly advise that you take out comprehensive travel insurance to cover cancellations. If you choose not to, then you accept responsibility for any loss that you may incur due to your cancellation.
- 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.

- No parties or events – the maximum number of persons using the accommodation at any time must not exceed (2 adults) and only those listed on the booking form can occupy the property. We reserve the right to terminate the booking without notice and without refund in case of a breach of this condition.
- Guests are not to have visitors during their stay, unless approved in advance. To be limited 2 DAY visitors.
- Bookings cannot be accepted from persons under 21 years of age.
- The owner reserves the right to refuse a booking without giving any reason.
- We provide a welcome breakfast pack, please inform us if you are Vegetarian or Vegan.
- 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 4pm unless otherwise agreed and guests are required to vacate the rental by **11am** on the day of departure. This allows the accommodation to be thoroughly cleaned and prepared for incoming guests.
- 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 vaping or smoking will be at the expense of you.
- **Unfortunately due to Insurance we cannot accept banned breeds, including XL Bullies.**
- Dogs are not allowed in the bedroom or on the bed. **This is for consideration of future guests who may not be bringing a dog with them.**
 - Please bring your own dog bed(s).
 - Please ensure that all fouling is cleared up.
 - Do not leave dogs alone in the cottage at any time unless crated and with prior approval obtained from the Owners
 - Guests must ensure that your pets are free from parasites and fleas before they occupy the property, for the sake of future **guest's** human or

K9. Failure to do so will incur subsequent charges. Guests are responsible for cleaning up after their pets

- Damage – In making a booking you accept responsibility for any theft, breakage or damage caused by you, pets or any member of your party and agree to indemnify us in full for any loss that we may incur as a result.
- 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. The accommodation will be inspected at the end of the holiday & you may be charged for any loss or damage.
- You must not bring additional camp beds to the cottage or allow tents, caravans or campervans at the cottage.
- Please do not move any furniture from one room to another.
- Please remove shoes before entering the house.
- Please lock the doors and close the windows when you leave the property unoccupied.
- Please make sure you switch off lights when you leave the property.
- Please don't take any bath towels with you to the beach.
- The owner reserves the right to make a charge to cover additional cleaning costs if the client leaves the property in an unacceptable condition.
- 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 guest 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, grounds.
- No compensation will be given for any temporary outage of electricity, gas, water, internet connection or television service.
- The owners cannot be held responsible for the following and no refund will be due:

- strike, lock-out or labour dispute, natural disaster, epidemics or pandemics
- acts of terrorism, war, riot or civil commotion, keeping to any law or governmental order, rule, regulation or direction, including advice from the foreign office to avoid or leave a country, accident or breakdown on route, insolvency or bankruptcy
- fire, flood, snow or storm
- 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.
- Guests are responsible for the safety and security of their children at all times. Never leave children without adult supervision.
- Please park your vehicles in the designated parking space, ensuring cars do not block access. Parking is limited to 1 vehicles **and is only available due the term of your booked holiday.**
- You must not use the property, or allow it to be used, for any dangerous, offensive, noisy, illegal or immoral activities
- Please respect the community and try to keep noise levels to a minimum, especially between 11 pm and 8 am.
- 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.
- Barbecue – please use the designated barbecue utensils and clean the barbecue after use.
- Candles are not allowed inside the house.
- Check-out –**11am**. Please leave the property as you found it. Please empty the bins **as directed in the welcome folder and if you have time please strip bed**, clean dirty dishes including the grill pan (if used) and put dishes away.
- Any problem or complaint which the guest may have concerning their holiday must be immediately reported directly to us and we will endeavour to put matters right. Any complaints not reported to us at the time and only reported after the guest 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.

LAST UPDATED JANUARY 2025