

THE BARN

at Hill House

TERMS AND CONDITIONS OF BOOKING

CONTRACT

In order to make a booking for The Barn at Hill House ("the Barn") the person making the booking ("the Guest") must pay a deposit of 30% of the cost of the letting ("the Deposit"). Once the Deposit has been received a contract will exist between the Guest and Judy and David Holt ("the Owners"). Once the booking has been made the Guest is obliged to make full payment of the remaining 70% of the cost of the letting ("the Balance").

PAYMENT

Payment of the Deposit and the Balance should normally be made by bank transfer but payment by cheque is an acceptable alternative. The Balance must be paid no later than six weeks before the beginning of the letting. For bookings made less than six weeks before the beginning of the letting full payment must be made at the time of the booking. If the Guest fails to pay the Balance on time then the Owners reserve the right to retain the deposit and cancel the booking.

CANCELLATION

If the Guest wishes to cancel the booking he or she should inform the Owners as soon as possible. If the cancellation is more than six weeks before the beginning of the letting the Owners will be entitled to retain the Deposit but will refund the Balance if already paid. If the cancellation is less than six weeks before the beginning of the letting, the Owners shall be entitled to retain all monies already paid (Deposit and Balance) or, if the Balance has not already been paid, the Guest will remain liable to pay the Balance. In the case of a cancellation less than six weeks before the beginning of the letting, the Owners will try to re-let the Barn at the same price. If they are successful they will refund the Balance, but not the Deposit. If the Owners are only able to re-let the Barn at a lower price than the original letting, the Guest shall be liable to pay the difference in cost.

OCCUPATION

The Guest shall supply the Owners with a full list of members of their party and only listed persons shall occupy the property. Occupation shall be for holiday purposes only and shall not be sublet. Occupation shall begin not earlier than 3.00pm on the day of arrival and end not later than 10.00am on the day of departure. Some flexibility in these times may be possible with the agreement of the Owners depending on whether the property is booked immediately before or after the Guest's booking.

CARE OF PROPERTY

The Guest and his/her party are responsible for leaving the property clean and tidy and for any loss, breakage or damage. Any loss, breakage or damage must be reported to the Owners immediately. The Guest will be responsible for the cost of repairing or replacing any items that are lost, broken or damaged. In the event that it is necessary to engage external cleaners to rectify a specific cleaning issue the Guest will be responsible for the cost.

SMOKING

Smoking is not permitted inside the Barn at any time.

USE OF GAS AND ELECTRICITY

The rental fee includes reasonable use of gas and electricity. Any excessive use may lead to an additional charge.

PETS

Pets are welcome by prior agreement with the Owners. We ask dog owners to observe the following rules (failure to do so may result in you being asked to leave without compensation).

1. Dogs must be under strict control at all times while in the property and must not be allowed to worry the sheep in surrounding fields.
2. Any fouling in and around the Barn must be cleared up without delay.
3. The owner must bring the dog's bed or basket for sleeping in.
4. Dogs must not be left alone in the property or elsewhere at any time.
5. Dogs must not lie on beds or furnishings, and hair must be well cleared up before departing.
6. Dog owners must ensure that their pets are free from parasites and fleas before they occupy the property. Failure to do so will incur subsequent charges.

LIABILITY

The Owners shall not be liable to the Guest or any members of his/her party for any loss or damage to person or property arising from the letting.

NON-AVAILABILITY OF PROPERTY, FACILITIES OR AMENITIES

Bookings are accepted on the understanding that the Barn will be put at the Guest's disposal on the date agreed. Should this not be possible due to circumstances beyond the Owners' reasonable control, including the village of Elkstones being inaccessible due to inclement weather, all monies paid will be returned to the Guest in full and you will have no further claim against us.

The Owners reserve the right to alter or withdraw without prior notice any facilities or amenities that have been advertised where necessary due to repairs, maintenance or any other circumstances beyond their control.

OWNERS' ACCESS TO THE BARN

The Owners shall have the right to reasonable access to the Barn during the letting in order to inspect and carry out essential maintenance as necessary.

BREACH OF THIS AGREEMENT

If there is a breach of any of these conditions by the Guest or any of their party, the Owners reserve the right to re-enter the Barn and end the letting and ask the Guest and their party to leave. If there is a breach of any of these conditions by the Owners, then the Guests have the right to end the letting and leave.