

Beaver Cottage: Terms & Conditions

Bookings agreed by telephone, email or letter between the hirer (minimum age 25 years) and the owner of the property constitutes a contract and incorporates the terms and conditions below.

1. The person who makes the booking (the hirer) certifies that they are over 25 years of age and are authorised to agree to these booking terms and conditions on behalf of all persons staying in the property, and is a member of the party intending to occupy the property and agrees to take responsibility for the party occupying the property.
2. At the time of agreed booking a non-refundable Deposit of £100 for each week (or part week) booked is due. The Balance is due two calendar months in advance of the first day of hire.
3. In the event that the hirer cancels their booking they must advise the owner as soon as possible who will endeavour to re-let the property. If the property is re-let, the owner will refund the Balance paid. If the property is not re-let the Balance remains payable to the owner on the due date. The taking out of holiday insurance is recommended.
4. Weekly bookings run from Saturday to Saturday in peak season. At other times weeks may commence on a Friday or Monday, as 3-night weekend breaks commencing on a Friday and 4-night midweek breaks commencing on a Monday may be available.
5. Unless otherwise agreed the property will be available from 4:00 pm on the day of arrival, and should be vacated by 11:00 am on the day of departure, during BST. (3pm and 11am during GMT).
6. The property must be left clean and tidy - as found.
7. The hirer will be responsible for any breakage, damage or loss during their stay. Any such event must be reported immediately to the owner and caretaker. All doors must be locked when no one is in the property.
8. The property must be ventilated during cooking, showering and bathing. Windows to be secured when no one is in the property.
9. All equipment, utensils, etc. must be left in a clean condition. The owner reserves the right to charge for any breakages, damage to, and additional cleaning of the property.
10. Only the persons stated at the time of booking will be allowed to stay in the property. Occupancy must not exceed four persons.
11. The entire property operates a strict no smoking and no pets policy
12. The owner and/or their agents reserve the right to enter the property at any reasonable time for reasonable cause.
13. A cot & high chair may be occupied only by a child aged 24 months or less, and used in accordance with all necessary safety procedures and at the user's own risk. No cot bedding is provided – the hirer must provide all the bedding necessary.
14. The booking is made on the understanding that the property will be available to the hirer on the dates agreed. If the owner is prevented, because of circumstances beyond their control, from putting the property at the disposal of the hirer on the starting date, all monies should be returned in full, but the hirer shall have no further claims against the owner.
15. The hirer must not cause an annoyance or become a nuisance to occupants of neighbouring premises.
16. Vehicles are parked at the property at the hirer's own risk.
17. The owners will accept no responsibility for accidents to persons staying at the property, nor will they accept any responsibility for loss or damage to personal property, however it may be caused.
18. The reasonable use of clean linen, electricity, central heating and water are included in the hire charge.

