

**TERMS & CONDITIONS
HALLWOOD FARMHOUSE
HOLIDAY COTTAGE AT HALLWOOD FARM, PETROCKSTOWE, OKEHAMPTON, DEVON
RICHARD & RUTH KELSEY**

A binding contract will exist once a deposit has been paid

Booking and Payment Terms

For bookings made 8 weeks or more in advance, the booking for a holiday will be effective when a deposit of at least one third of the holiday price (rounding up to the nearest pound sterling) has been received. The full balance of the total holiday cost will be payable not later than 8 weeks before the holiday begins.

For bookings made for a holiday less than 8 weeks away, full payment must be made at the time of booking.

The holiday price includes Value Added Tax ("VAT").

Cancellation of a booking by you

If a visitor wishes to cancel a booking you must give us notice in writing as soon as possible. A 100% cancellation charge will be payable. On receipt of the written cancellation we will endeavour to re-book the accommodation for the holiday period. If successful in rebooking at the same value then a refund will be made. If the replacement booking is for only a part of the period or for less value than the original booking, the refund will be paid pro rata. In either case the refund will be subject to a £50.00 (fifty pounds) reduction to cover administration costs. If we are unable to relet you will be liable for 100% of the holiday cost.

If, following a booking, the full balance is not paid on time, We will notify you. If, after 30 days from the date on which full payment is due, full payment has not been received we may cancel the holiday booking and the above cancellation charges will apply and the Visitor remains liable for 100% of the holiday cost.

We STRONGLY RECOMMEND you take out a holiday insurance policy to cover you in the case of unforeseen problems or cancellation

Cancellation of a booking by us

If a booking has to be altered or cancelled by us due to circumstances beyond our reasonable control we will offer an alternative holiday date. If you are unable or unwilling to accept the alternative dates offered we will return the relevant proportion of the money paid to us in respect of the accommodation and will not otherwise be liable for any loss caused by such alteration or cancellation.

Guest Numbers

The prices quoted are for up to 10 guests. Guest numbers over 10 by arrangement only and chargeable at a rate of £50/guest/week

Weather

If the accommodation becomes inaccessible due to bad weather we will take reasonable steps to inform the Visitor and to offer an alternative dates. However, our liability does not extend to weather related conditions that affect public roads.

Fireworks

Our cottage is situated on our own farm and surrounded by neighbouring farms so due to the large numbers of livestock within the vicinity we cannot allow the use of fireworks.

Arrival & Departure

The cottage will be ready for you from 4.00pm on the day of your arrival, unless otherwise agreed in advance. If you wish to arrive earlier we will arrange for storage of your baggage until your property is available. We require that you vacate your cottage by 10.30am on the morning of your departure. To assist our cleaners, we ask that you leave the property in a clean and tidy condition.

Damage and Breakages

You are responsible for any breakages or damage you or your pets cause to the cottage. Please report these before you leave.

Dogs

Well behaved dogs are normally allowed in the cottages and must be declared on the booking form. We charge £20 per dog per visit. Please note that dogs are not allowed in the bedrooms or on the lounge furniture, and must not be left in the cottages alone. You are responsible for the costs of all damage caused by your pets.