When booking a 25% deposit is required the remaining balance is due 28 days prior to your stay.

A Safety Deposit of £100 is required in the event of any breakages, theft or damage to the property and for guests using the Hot Tub. This will be returned as soon as the property has been inspected after your stay. The owner can withhold funds if there has been any damage made.

It is the guests responsibility with respect to payment, check in/ check out policy, reporting maintenance issues, adhering to the maximum occupancy in the cottage.

If you cancel 30 days before your stay you will be refunded 50% of the total cost. Any cancellations under 30 days a 25% refund applys. If you cancel 7 days prior to your stay no refund will be given. Cancellation must be by 12.00pm on the appropiate day.

Your booking will not be cancelled by the owner except in exceptional circumstances beyond control. Notification will be given of the cancellations soon as possible and we will refund all payments immediately. Our liability for cancellation will be limited to payments made to us.

Bookings can not be accepted by persons under 18 years old.

We will contact you directly if we need access into the cottage.

Pets are allowed in the cottage however please can you respect the furniture, bedding etc. Not letting them jump up and scratch furniture etc. We reserve the right to charge an additional charge for cleaning costs if the property is left in a unacceptable condition.

Please make sure all doors are locked and windows secured when the property is left unoccupied.

All inventory must remain in the property it was in at arrival and not to be taken to another property.

Please note any keys issued must be returned into the key safe at the end of the stay if not the cost of the replacement will be charged to you.

Smoking is not permitted anywhere in the cottage this can result in immediate termination of the occupancy and forefeiture all payments. Please smoke outside the cottage only. This must be strictly adhered to as you will be charged extra any damage due to smoking will be charged to you for extra cleaning.

Please refer to the information file in the cottage at all times this explains in detail any instructions you need to follow for your own health and safety and general information to help with your stay. Please do not hestitate to contact us directly if you need further assistance.

Only the guests on the booking form to stay no subletting of this property. This could result in immediate termination of your stay.

This property is owned privately. We want all guests to enjoy there stay using the facilities and treat the property with the same respect you would in your own home.

All guests must using the Hot Tub must adhere to all Health and Safety and House Rules in the Hot Tub file.

Bike hire is available at the cottage for an additional fee. Both bikes are serviced and checked before and after each guest. Guests must provide their own helmet due to health and hygiene reasons. Guests are made aware any damage to the bikes will be dealt with at the owners discretion. Any guests hiring the bikes does so entirely at their own risk.