

Swanston Farm Holiday Cottages – Terms and Conditions

Please read carefully.

Condition of Rental

By paying your deposit and on the return of your booking form signed. You are agreeing to all of the terms and conditions stated below.

Payments;

Our prices are based on a per week basis commencing on a Saturday, arriving after 4pm departing by 10am. Unless another time is previously arranged and agreed with Swanston Farm. These prices include your Wi- Fi, a reasonable amount of gas and electricity units for your stay, parking, linen, towelling, and VAT.

Your **deposit** must be paid before your booking can be confirmed. The deposit will either be £300 or 50% of total price, depending on whichever is the lowest amount.

The **remaining balance** must be paid no later than 6 weeks before arrival. If your booking was made within six weeks of the arrival date, the full amount must be paid on booking.

Refunds.

The deposit would be 100% refundable up to 1 month from your booking and 50% between 1 month and 7 days; within 7 days it is non-refundable. Any cancellations must be made, in writing, and acknowledged by us.

Extras

Pets - £20 per dog per week, Extra. Owner must ensure that there is no mess left, from the dog in the house or in the garden.

Extra Guest – Extra bedding can be supplied at an extra charge of £20 per (extra) person. If you are requiring the use of our sofa beds or Z Beds you must let Swanston know at least 1 week before arrival date. No other persons to reside at the property, other than those persons specified at the time of the booking (unless with the prior permission of the owners).

During your stay.

Damages and Breakages

Expect the cottage to be left in the same standard it was found in. The property must be respected and looked after during any stay, and left in the same clean and tidy condition, with full inventory, as it was on arrival. If not, an extra cleaning charge of £40 will be applied.

All damage/losses/breakages incurred at the property or to the furnishings, must be reported to the owners immediately and paid for prior to departure.

Smoking is strictly forbidden. If there has been smoking in the cottage we withhold the right to charge an extra £50 cleaning fee.

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The owners shall not be held responsible or liable for any accident, loss or mishap to any persons or property whilst using the premises, or for any illness or injury arising from any cause whatsoever.

Rights and Responsibilities

The owners shall be allowed access to the property during the rental for all reasonable purposes - notice will be given whenever possible.

The responsibility for personal property, and any vehicle parked at Swanston Farm Holiday Cottages, is solely that of the guest/s.

Guests are responsible for shutting all exterior doors and appropriate windows, and securing the accommodation when absent or sleeping, and for minimising fire risk in the property at all times.

In the event of any breach of the above terms, or if complaints or disputes arise which give cause for disturbance, or behaviour occurs that is deemed by the owners to be unacceptable, we reserve the right to access the property without prior notice/permission and to ask any person/s to vacate the property, immediately, without notice, or any reimbursement of monies paid in advance for the full term of the booking.