



Lynmas Cottage Booking Terms and Conditions

This booking contract is between W and L Property Ltd, the owners of Lynmas Cottage and the person completing this booking form and all members of their party. The contract will be subject to these booking terms and conditions and must be complied with.

1. The Party leader must be over the age of 18 years at the time of booking.
2. Accommodation is available from 4.00pm on the arrival day until 10 am on the departure day. Change over days are Fridays. Please leave the property clean and tidy as it was found.
3. The price quoted is Friday to Friday. Short term lets may be available out of peak season, please contact Lucy for availability.
4. A deposit of 25% of each weekly price is required at time of booking with the balance due 6 weeks prior to arrival. If you have booked within the 6-week period, then the full amount will be due on booking. **NO REMINDERS WILL BE SENT.**
5. The cottage sleeps a maximum of 6 people, no extra persons are allowed to stay overnight. **No Stag or Hen Night parties will be accepted.**
6. The cottage is a no smoking cottage, please respect this.
7. Please be aware that this cottage has a steep staircase and is not recommended for small children or persons with mobility issues.
8. Please be aware that there is a river running along the boundary of the garden. The garden is fully enclosed with a sturdy fence, but Guests are expected to take reasonable care with children and pets to ensure that they do not enter the water.
9. We allow one dog free of charge, an extra dog will be allowed for a charge of £25 per week. Maximum is 2 dogs. Please do not allow your dog/s to sit on the sofas/chairs or to go upstairs. Please try and avoid fouling in the garden, if they do please clear up immediately.
10. The prices quoted include all bed linen, bath towels, bathmats and tea towels.
11. No liability is accepted for any loss, damage, sickness or injury howsoever caused which may be sustained during the holiday to the Guest or any member of the party, or invited persons, or any car and its contents, or any possession of the Guest or any member of the party. We strongly advise that Holiday Insurance is taken out to cover such situations.
12. The Cottage is fully equipped to a high standard. Should any damage or breakages occur please let the owners know so that it can be replaced for the next guests. We understand that accidents happen so there will be no charge but if it was thought to be a deliberate act then the breakage will be chargeable.

13. The owners reserve the right of entry to the property during your stay, with or without workmen as long as reasonable notice is given.
14. No VAT is chargeable.
15. No tenancy will be created.
16. If you wish to alter the dates of your booking after confirmation an administration charge of £25.00 is payable.
17. If you need to cancel your booking once a deposit has been made the owner will endeavour to re-let the property. If the property is re-let, they will refund any monies which have been paid by you less a cancellation charge of £25.00 per week booked. If they are unable to re-book the property you will be liable for the balance of the rent and there shall be no obligation on the owners' part to repay or forego rent paid or unpaid. If under exceptional circumstances the owners have to cancel the booking, then a full refund will be made.
18. All descriptions, advertisements and representations are made in good faith, but the owners reserve the right to make changes and alterations to the property as deemed necessary. No claims can be made against the owners should services become unavailable or equipment unusable that are out of the owners' control.
19. We want you to have a wonderful holiday at Lynmas Cottage but if for some reason it does not meet your expectation or there is a problem with any of the facilities or services offered please let us know during your stay. Once the holiday is over and you have left, we cannot take up any grievance.