

Please read these carefully as they set out the terms of the contract that you will enter into when you make a booking with us. Please contact us if you have any questions.

Arrival and Departure

Weekly bookings run from Friday to Friday. Short break stays generally run from Friday to Monday or Monday to Friday in low season, but may also be available in high season on a last minute basis.

On the day of your arrival, your cottage will be available from 4.00 pm. On the day of departure, you must vacate your house before 10:00 am.

Payment

All bookings are subject to written confirmation. A deposit is payable at the time of booking of 30% of the total rent. Once the deposit has been paid and the booking has been confirmed in writing by us, a binding contract will exist between us. Deposits are non-refundable unless we are unable to accept the booking.

The full balance is due eight weeks before the arrival day. If this is not received on time, we have the right to cancel the holiday and the deposit will be lost. We are not obliged to send reminders. For bookings made within eight weeks of the arrival day, the full rent must be paid immediately.

Our prices are inclusive and quoted in Pounds GB inclusive of VAT at the prevailing rate. Payment may be made by cheque (made payable to 'Fallodon Farming Partnership') or bank transfer.

Occupancy

Only the persons listed in the booking request, or notified to us and accepted by us, may stay in the property. The maximum occupancy of the property, as shown in our website, must not be exceeded. Bookings will not be accepted from groups of single persons under the age of 25 years without our prior agreement.

Cots and High Chairs

We will provide a travel cot with bottom sheet and/or high chair on request. However, please bring your own cot linen.

Pets

Two well-behaved dogs are allowed by prior arrangement in the back of Brunton House (uncarpeted downstairs rooms only - see back door, boot room, drying room and larder on the [floor plan](#)), and in the uncarpeted living areas of Stable Cottage. Guests are responsible for ensuring dogs remain within these areas and are not allowed to access upstairs or carpeted rooms or to climb on to furniture. We reserve the right to pass on the cost of professional cleaning and rental loss should dog hair be found outside of these designated areas. Additional dogs may be allowed, again with our prior permission, to stay in the Stables.

We are a working farm with livestock and machinery. Therefore, dogs must not be allowed to roam unsupervised and must be kept under close control at all times.

Smoking

Smoking is not permitted within any of our properties.

Cancellation

Once you have booked your stay with us and we have accepted your booking, our agreement is a legal contract and any deposit you may have paid is non-refundable. If you need to cancel, please contact us immediately and confirm it in writing.

For holidays cancelled by you, you will remain liable to us for payment of the total cost of the holiday. However, if we are able to re-let the accommodation, all monies paid in excess of the deposit will be refunded, less a £50.00 administration fee plus any shortfall in the rent achieved, taking into account that we may have to discount the rent to secure a booking quickly at short notice.

Each house booked is a separate contract. A cancellation in one house will not cover the rent for any other house either for that week or any subsequent week.

Insurance

We strongly recommend that you obtain suitable holiday insurance to avoid any loss owing to cancellation.

Non-Availability

We will only cancel your booking if your accommodation becomes unavailable for reasons beyond our control. In this unlikely event, we will attempt to offer you alternative accommodation. However, if this is not possible or unacceptable to you, we will refund all monies paid by you. Whatever the circumstances, our liability to you will not extend beyond a full refund. We shall not be responsible for any consequential loss.

Sub-Letting

The accommodation must not be sub-let and the number of persons using the accommodation must not exceed the maximum number advertised and declared in the booking form.

Inspection and Maintenance

We or our representatives, shall be allowed access to the accommodation at any reasonable time for inspection or maintenance.

Damages and Breakages

Please take good care of our accommodation. Whilst we employ housekeepers, guests are expected to leave the house and cottages in a neat and tidy fashion with all bins emptied and all dishes washed and put away. You are responsible and liable for any breakages which you cause to the accommodation or its contents. We do not normally charge for minor breakages, but you will be held responsible for repair or making good if we consider that the damage or breakage is significant. Please report any damage or breakages as soon as they occur.

You will report without delay any defects in the property or any breakdown of equipment or appliances. Arrangements for repair or replacement will be made as soon as possible.

Anti-Social Behaviour

You agree not to act in any way which might cause disturbance to any neighbouring properties. If we consider that you have behaved anti-socially, irresponsibly, or have caused significant damage to the property or the property of others, we are entitled to terminate your let immediately without a refund.

Liability

We do not accept any liability for any damage, loss, injury, sickness or inconvenience to any member of your party, or any vehicles or possessions belonging to any of them, howsoever caused, nor shall we be liable for any additional expenses incurred by you whether directly or indirectly caused by or arising from any aspect of your booking with us. Under no circumstances shall our liability to you exceed the amount paid by you to us.

Data

You accept that data gathered during the course of this booking may be held on computer. You also accept the terms of our Website Policy and Privacy Statement as stated in our website.

Applicable Law

When making a booking with us, you agree to comply with the above terms and conditions. In the event of a dispute, the laws of England and Wales shall apply and the English courts shall have jurisdiction.