

Caldertop Cottage

Booking Terms and Conditions

Thank you for choosing to book a holiday at **Caldertop Cottage, Higher Landskill Farm**. We look forward to welcoming you. By making this booking you are entering an agreement with us. Please read our terms and conditions of booking below.

Prices

The price of the accommodation includes the following:

Electricity, central heating, bed linen, towels, tea towels, wood and coal.

Children

We welcome children of all ages. A cot and high chair are available for babies/toddlers.

Pets

Pets are allowed by prior arrangement. Pets must be well-behaved and are not allowed on any items of furniture and are not allowed in the bedrooms. Please bring pets' own bedding, as this is not provided. Dogs must be supervised at all times and we request that they remain in the utility room or garage overnight. Dog owners are responsible for clearing up dog litter created by their pet and disposing of it in a hygienic manner.

Higher Landskill Farm is a working sheep and stock rearing farm and we would like to bring it to your attention that dogs should be kept under control at all times and especially during the lambing season.

Smoking

Please note that smoking is not allowed in any part of the cottage.

Payment

A deposit of 25% is required to reserve the cottage. We are unable to guarantee the booking if payment is not received within 7 days. If your booking is less than 6 weeks away, we will need the full payment.

Once the deposit is received, we will send you a receipt which will give you the details of when to send the balance of payment, which is due 6 weeks before your arrival. When we receive your final payment, we will send confirmation and directions to the cottage.

Groceries

We can supply groceries and basic supplies for your arrival. Please send a shopping list at least one week before you are due to arrive and we will endeavour to buy the items locally. Payment for the groceries and basic supplies must be made upon arrival.

Methods of Payment

At present we can only accept payment by cheque. Please make these payable to 'S Kelsall' and send to 'Mr & Mrs S Kelsall, Higher Landskill Farm, Calder Vale, Preston PR3 1SS'.

Cancellation and Insurance

By making your booking, our agreement is a legal contract and your deposit is non-refundable. If you cannot take your holiday and the booking cannot be re-let, you are still liable to pay for the booking in full, even if we have not yet received your balance.

If we do succeed in re-letting the booking, you are no longer liable for the balance, or we will refund it to you if you have already paid it, less a £25 administration fee.

Please note that your deposit is not refundable under any circumstances. We

would recommend that you take out cancellation insurance to cover this cost.

Non-availability of Accommodation

We would only cancel your holiday if your accommodation was unavailable for reasons beyond our control. We would however attempt to offer you alternative accommodation. If this was not possible, or unacceptable to you, then we would refund all monies paid by you for the holiday. Our liability would not extend beyond this refund.

Arrival

Your accommodation will be available to you from **4:00 pm** on the day of arrival, unless otherwise arranged. We may not be able to accommodate you if you arrive earlier than the agreed time as we will be busy preparing your cottage. ***If arriving after 6:00 pm please contact us to arrange a time.***

Departure

Please be ready to leave the accommodation by **10:00 am** on the day of departure, unless otherwise arranged. We kindly request that you leave the

cottage in a clean and tidy condition. We will provide you with an invoice, payable on departure for any additional services you may have used during your stay.

Damages and Breakages

Please take care when staying in our property. You are responsible and liable for any breakages or damages, which you cause, to the accommodation or its contents. All we ask is that you report any incidents as they occur. We do not normally charge for minor breakages, but we may send you an invoice for repair or making good if the damage or breakage is significant, and we may make an additional charge of £25 if you did not report this.

Liability

We do not accept any liability for any damage, loss or injury to any member of your party or any vehicles or possessions, unless proven to be caused by a negligent act by ourselves or our employees or contractors whilst acting in the course of employment.

A warm welcome awaits you at Caldertop Cottage.