

The Dairy

CONDITIONS OF HIRE -Please read before booking and keep a copy for your information

Bookings are made by completing and returning the booking form, with your cheque to the above address. The contract is between the hirer of the property and Mrs C. Hancock. Each booking of a property shall be in the name of one person who shall be responsible for the actions of all members of their party. The names of all members of the party must be included on the booking form.

Bookings will be confirmed upon receipt of the required deposit and you will be sent directions, information and location of the key.

The balance of payment will be due four weeks before commencement of the holiday so please make a note of the date it is due. I don't send a reminder, or receipts for balance unless requested.

Cancellation within 40 days of the holiday will result in the full rental being required, unless we can successfully re-let the cottage for the period of your booking, in which case we'll return your money minus a 10% admin fee. If the owners are prevented from putting the property at the disposal of the hirer, because of circumstances beyond their control, the hire charge shall be refunded in full but the hirer shall have no further claim against the owners. **Therefore we strongly advise you insure your holiday.**

Guests Responsibility. The hirer is responsible for the cottage and expected to take reasonable care of it and. Any damage or breakage must be paid for. All utensils, equipment and furnishings must be left clean and in their original place when you leave. We are very grateful to all our guests who leave the cottage tidy!

Liability. The use of all amenities is entirely at the users risk and no liability can be accepted for injury, loss or damage to the visitor's belongings or vehicles. However, we do not seek to exclude negligence of our employees or ourselves.

Arrival and departure. The cottage will be ready for you at **4 pm on the day of arrival and must be vacated by 11 am** on the day of departure. **Parking.** There is only **one parking space** allocated for guests, if you have extra vehicles they can be parked on the road.

Heating, hot water and electricity are included within the price, there are no coin meters to worry about. Central heating is **on am and pm from 1st Oct til 1st May, if you want it on more than this, we reserve the right to charge extra.**

Smoking No smoking inside the cottage at any time. If you wish to smoke outside please remove cigarette butts.

Gardens. Guests (and their dogs) have no access to our main back garden, but have a separate little patio garden within the main walled courtyard, where cars are parked. It is a sheltered sunspot, with a small patch of lawn, paving, garden furniture and a tiny fish pond/ water feature, which is built up behind a stone wall so it's pretty safe for toddlers, but don't leave young children unattended, it is not enclosed. Extra garden chairs and a BBQ are also available..

Dogs. Well-behaved dogs are welcome by agreeing to these guidelines. We have our own dogs, Jack Russell (Elsa) and Collie (Nell) who are used to visiting dogs and are kept separate from guest's areas. We also keep a few hens. We live in a quiet lane with access to lots of good walks. Please don't allow your dog to use the guest's lawn as a toilet. You can use the hose by the door if your dog's paws are muddy before coming into the cottage. Dogs must be kept downstairs and off the furniture at all times. (I can supply old throws for the chairs if your dog might be tempted!) Info on walks and local dog friendly pubs etc in the cottage. Don't forget your dog's own bed and towels, using the spare ones in the cottage is NOT an option! Please don't leave dogs unattended without prior agreement.

Children. Children and babies are very welcome; we love having them (we have 3 older children of our own). Parents are of course responsible for their childrens' behaviour. We provide a box of toys, books, some games and DVD's, which I try to make age / sex appropriate but do ask if you want some different games / DVDs. **Baby** equipment includes a modern travel cot with proper mothercare cot mattress; stairgates, a baby bath (fits in shower) a highchair, step stool and a potty is available as well. Please be aware that there is a trampoline in our own garden, which can be seen from the cottage, but guests have no access to. Our older daughter (17) is a keen babysitter (with support from us next door) if required. Finally don't worry about noise - the wall between the Dairy and our house is 3ft thick!

You can expect to find the property as advertised. It is thoroughly clean, well equipped and maintained. All beds are made up with freshly laundered cotton bedding. To welcome you, a refreshment tray and fresh flowers are provided. If you have any further questions or requirements please contact Mrs Cathy Hancock,