



SHARRINGTON HALL

CARTSHED COTTAGES

TERMS & CONDITIONS

Thank you for your interest in renting one of our cottages. Of course we have to have some Ts&Cs, so here they are, with apologies for legal-speak:

- 1. We require a booking deposit of 50% of the cost of rental in order to secure a booking. A booking is not guaranteed until this booking deposit is received into our account. We can receive payment by bank transfer (BACS) or by cheque, though BACS is most efficient and will guarantee your booking more quickly.*
- 2. The remaining 50% of cost of rental is due 8 weeks prior to booking arrival date, that is: received into our account. If booking is made less than 8 weeks before commencement date, the full amount is due at the time of booking.*
- 3. A damages deposit of £200 is due 1-2 weeks before arrival date, and will be returned c.1 week after departure date.*
- 4. In case of cancellation you must immediately inform us in writing, and all rental payments are forfeited (not the damages deposit) ie 50% booking deposit if cancelled more than 8 weeks prior to commencement date, or full rental cost if less than 8 weeks prior to commencement date. We will endeavor to re-let the property, and will return any monies recovered less a £50 administration fee.*
- 5. The period of hire is from 4pm on the day of arrival until 10am on the day of departure. Please advise expected arrival time and please try not to arrive after 8pm on day of arrival.*
- 6. Well-behaved and clean dogs are welcome in Sky (one dog per group) – small to medium dogs only, or hounds. If you are bringing your dog, s/he remains your complete responsibility during your stay and should never be left in the cottage unattended.
Please respect the condition, cleanliness and design of the property and do not allow dogs upstairs or on furniture or beds at any time (note there is no door/gate between kitchen and stairs). Dog pawprints or other marks on any linens, furniture etc will incur a cleaning or replacement charge. Please bring you dog's own bedding and towel. Please carry out toileting in the lane whenever possible, and clean up after them in the garden area, placing any bags in the outdoor bin. Always use the outside tap to clean your dog after muddy walks before they go indoors – under no circumstances use the bathrooms or bathmats.
Please respect the presence of other guests and do not allow your dog to disturb others. Note that the garden is not secured. There is an extra charge of £30 per dog per stay. We reserve the right to refuse entry or cancel the stay of groups mid-stay that do not adhere to these conditions.*
- 7. The maximum number of guests is limited to 2 in Seal and 4 in Sky, Shell and Samphire. We require names and addresses for all guests staying overnight in a cottage. We reserve the right to refuse admittance to extra guests. We cannot accept new guests replacing starting guests during any hire period.*
- 8. Any quoted couple rate is for one adult couple only with no overnight visitors. If you would like overnight visitors we must be informed of names and addresses – in this instance the full 3-4 person rate will apply for your stay.*
- 9. We only accept children aged 10 years old or over.*



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10. *No liability will be accepted for injury or death to any guest or for any losses, claims, damages, costs or expenses to guests' belongings, vehicle or contents, or by or to any third party.*
11. *You have full responsibility for keeping the property secure, clean and tidy during your stay. On departure we ask you to leave the property clean and tidy and in the order in which you found it. If extra cleaning is required, an additional charge will be taken from the damages deposit.*
12. *The damages deposit covers any significant damage and/or breakage during your stay. This does not include wear and tear and minor breakages like a broken cup. Please inform us immediately should any damage occur as we would like to be able to rectify the problem for both you and incoming guests.
In particular, please inform us immediately should upholstery, beds or carpets become soiled as we have a specialist cleaner who can remove stains but only if swift action is taken.
Under no circumstances should you attempt to clean the carpets and upholstery yourself.
It is your responsibility to ascertain damage or breakages upon entry to the property and to inform us immediately. We reserve the right to: ascertain extent of any damage and cost of repair and/or replacement, to be taken from the damages deposit; withhold the damages deposit should this take longer than one week to repair/replace; request further payment on demand for damages in excess of £200.*
13. *We reserve the right to cancel stays mid-stay if serious damage has occurred, or in the case of behaviour deemed inconsiderate to other guests, or if any terms of this agreement have been seriously contravened.*
14. *If for some reason out of our control eg mechanical breakdown, storm damage, etc, we cannot rent the property to you on the dates agreed, we will endeavour to find you alternative accommodation for the same period, or, if preferred, new dates at our property. If neither option is possible, then we will refund all monies paid, without liability for any other costs or losses incurred.*
15. *We reserve the right to enter the cottages at any time for all reasonable purposes, but we will respect your right to privacy and an undisturbed holiday and not do so unless we deem it absolutely necessary.*
16. *We will provide one set of keys per property. Should these be lost a fee of £100 will be payable to cover changes of locks and/or new keys.*
17. *Smoking is strictly prohibited inside the cottages or the wash-house.
Outdoor smoking is acceptable so long as ashtrays are used, doors/windows close by are closed, smoke travels away from the cottages and other guests are not disturbed by it. A cleaning bill of £200 is payable if the smell of smoke renders subsequent rentals impossible or problematic, to cover the cost of specialist cleaning. We reserve the right to prohibit smoking in the garden if it disturbs other guests.*
18. *Noise levels must be kept to a reasonable level, particularly after 11pm, in order to respect other guests and neighbours.*
19. *We reserve the right to refuse entry to or to terminate stays mid-stay of groups not adhering to these terms.*
20. *Receipt of an emailed or signed booking form is deemed to be an acceptance of these terms and conditions.*