

Lodge Farm Cottages Terms and Conditions

1. Accommodation is booked Friday to Friday; Short breaks are Friday to Monday, or Monday to Friday.
2. Your cottage will be available from 4 pm on the day of arrival. On the day of departure, please vacate your cottage by 10am.
3. A deposit of 25% of the total cottage hire cost is payable on booking. Once the booking has been confirmed and a confirmation issued, the deposit will form a binding contract between the client and the owners (G. W. Winter & Son). Deposits are non-refundable unless the owners are unable to accept the booking.
4. The full balance is due 8 weeks (56 days) before the day of arrival. If this is not received, the owners have the right to cancel the booking and the deposit will be lost. PLEASE NOTE – WE DO NOT SEND REMINDERS.
5. Cancellations by the client must be in writing. If the client cancels the holiday, they will be liable for the full cost of the holiday unless the owners are able to re-let. If we are able to re-let the cottage, all monies less the deposit, expenses, costs and losses incurred by the owners will be refunded. WE STRONGLY RECOMMEND THE CLIENT TAKES OUT CANCELLATION INSURANCE TO AVOID ANY LOSSES.
6. The accommodation must not be sub-let and the numbers on the booking form must not be exceeded.
7. The owners or their representative shall be allowed access to the accommodation at any reasonable time for maintenance or inspection.
8. The client is responsible for leaving the accommodation in good order and in a clean condition. We do all that we can to ensure that the accommodation is kept to a very high standard; we hope that you will help us to keep it that way. Please report any loss or breakages, so we can deal with them before the next clients arrive. The client will be held responsible for all losses and damage that occur, and may be charged for repairs/replacements. Normal wear and tear will not be charged.
9. The owners accept no responsibility for any injury, sickness, loss, additional expenses, or inconvenience, directly or indirectly caused by or arising from the use of the properties or access.
10. For health and safety requirements, we politely ask that you read the health and safety documentation located in your cottage folder. **Please remember that this is a working farm with large machinery in operation. For their safety, all children must be kept under strict supervision.**