

# Terms and conditions Bed and Basket ®



## 1 MAKING A RESERVATION

To make a reservation a non-refundable deposit of 30% is payable by cheque or direct bank transfer. We accept payment in pounds sterling only. Please make cheques payable to "Bed and Basket".

Balance of payment must be made at least 8 weeks prior to the holiday arrival date. Bookings made within 8 weeks of arrival date are payable in full. Failure to make full payment of the balance at that time will result in the booking being cancelled and the deposit being forfeited.

Bookings cannot be made by people under the age of 18. We recommend that you take out your own holiday cancellation insurance. We reserve the right to refuse a booking without having to give a reason.

## 2 ARRIVALS & DEPARTURES

Check in is between 10 am and 5 pm. If you are going to be late you must let us know well in advance so we can arrange for someone to meet you – see late check in below.

The barns will be ready from 4 pm. If your barn is not ready when you arrive then you can drop off your luggage, get your keys and give the dog a short break. We are unlikely to be able to let you into your barn much before 4pm as the changeover process is very thorough, but we can suggest local walks, pubs or amenities to relax in after your journey. We will give you your keys so you can return when you like.

We will happily store luggage for you if you arrive earlier.

Key collection details will be given following receipt of final balance.

### 2.1 Late check in

Check in after 5 pm counts as late check in. Guests may check in up to 9 pm if we are informed in advance. We reserve the right to charge £10 per hour (or part thereof) for arrivals after 5pm as we will have to employ staff beyond their normal hours on overtime.

In consideration for other guests will do not allow check in after 9 pm except due to unforeseen circumstances (such as an accident on the way here). Guests must inform us as soon as they are able to of any such delays.

### 2.2 Departure

The property must be vacated by 10 am on day of departure.

## 3 FACILITIES

Electricity and heating (oil fired) is included in the agreed price. All bed linen, and towels (for both people and dogs) are provided.

Towels can be supplied for beach use.

The BBQ is for the sole use of guests and some charcoal will be provided.

## 4 SMOKING

The barns are strictly no-smoking, this includes no e-cigarettes (vaping). Smoking is permitted on the patio, please use the bins provided.

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## 5 DOGS

We do not make any charge for dogs, or for use of the kennels.

Any fouling must be cleared up by the owner without delay.  
Dogs must be kept under control at all times whilst in the property.

Dogs must not be left alone in the property or elsewhere (apart from the kennels) at any time. For courtesy of the other guests we do not usually allow leaving your dog in a kennel for more than 2-3 hours. If you do wish to leave it in longer, or if you expect your dog may be stressed in a kennel, then talk to one of us first.

Any damages caused by a dog must be reported as soon as possible, and may incur additional charges at the discretion of Bed and Basket ®.

## 6 DOG VACCINATION

All dogs must be up to date with their vaccinations, free of parasites and fleas. Failure to do so will incur cleaning charges.

We do not permit dogs listed under the dangerous dogs act.

## 7 CLEANING AND DAMAGES

We ask for an additional £100 deposit in cash on arrival. This will be returned at the end of your stay if there is no damage and the barn is left reasonably clean and tidy.

Any damages must be reported and paid for prior to departure. All damages and losses will be charged in full.

The cottage should be left clean and tidy on departure. If not clean and tidy then we reserve the right to retain some or all of the deposit to cover the extra cleaning costs.

Note that in the event of a guest losing a key we will replace the entire lock for the security of future guests. In that case, the deposit will be forfeit as a contribution to the cost of the new lock.

## 8 OCCUPANCY AND OWNER ACCESS

The occupancy of the barns must not exceed 2 people for the 1 bed barns. In the 2/3 bedroom barn the maximum is 4 or 6 people, depending on if you rent it as a 2 bedroom or a 3 bedroom barn. This includes all adults and children. Infants (up to 2 or 3 years old) can stay in cots in addition to this.

Bed and Basket ®, or their representatives, shall be allowed access to the property at any reasonable time during the occupancy.

## 9 VEHICLES, PETS AND PERSONAL PROPERTY

As well as cancellation insurance, guests are recommended to take out holiday insurance to cover loss or damage to personal effects.

Property and vehicles, accessories and contents are left at their owner's risk.  
Dog(s) are left in kennels at the owner's risk.

Bed and Basket ® will not be responsible for any loss, damage or any injury to person, pet, vehicle or property.

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## 10 UNSOCIAL BEHAVIOUR

We reserve the right to evict person or persons or dogs from the property due to unreasonable behaviour, damage to the property or exceeding the stated occupancy. In this case refund will be at the discretion of Bed and Basket ®.

## 11 CANCELLATION AND CHANGES

If you have to cancel a reservation for any reason we must be notified immediately.

Cancellation costs will be incurred as follows:

- The deposit is not refundable
- Less than 8 weeks you will be liable to pay the full cost of rental

We recommend that you take out your own holiday cancellation insurance.

If you want to change any detail of your confirmed booking, we will do our best to accommodate you. However, we must receive your notice in writing and we cannot guarantee that we will be able to meet your request.

There is a £50 administration fee for any changes.

## 12 REPAIRS TO THE PROPERTY

Occasionally due to damage or wear and tear, an item of equipment may not be working. We will do our utmost to repair it as quickly as possible.

## 13 DISABILITIES AND MEDICAL PROBLEMS

The barns are not designed for wheelchair access or for people with serious mobility issues. All barns have stairs in them. This is because they are in converted historic barns which the planning department insisted we kept to the original layouts as much as possible.

You must tell us before you confirm your booking if you, or any person in your party, have any medical problem or disability that would cause limitations in mobility or if there are any special requirements.

## 14 INFORMATION

We make every effort to ensure that the information provided by us is accurate. However we cannot accept responsibility for any inaccurate, incomplete or misleading information about any property or its facilities and services, unless this was caused by our negligence.

## 15 COMPLAINTS

We welcome feedback on your stay with us, particularly about anything that can be improved.

In the event of a complaint or problem it must be brought immediately to the attention of Bed and Basket® who will endeavour to rectify the problem as soon as possible. No refunds or compensation can be made if problems or complaints are only notified after the completion of the holiday.

## Bed and Basket ®

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