

Bookings are made and accepted only on the following conditions:

1. A deposit of £100 ("Deposit") must accompany the booking request. The Deposit is non-refundable unless we are unable to accept the booking. Bookings cannot be accepted from persons under 18 years of age.
2. We recommend that Holiday Travel Insurance Damage Protection and Cancellation Insurance be taken out when making a booking.
3. No bookings are valid until confirmed in via email/ writing.
4. Once a booking is confirmed, the Guest is responsible for the full balance of the cost of the holiday. This shall be paid not later than 6 weeks before the booking is due to commence.
5. The owners reserves the right to re-let the Lodge where any monies due are more than 21 days in arrears. However, if the the Lodge is unable to be re-let the Guest will remain liable for the outstanding balance of the cost of the holiday.
6. In the event of the accommodation becoming unavailable (such as fire or flooding), we will refund all monies paid or a proportion in the case of curtailment. We cannot, however pay any compensation or expenses as a consequence of such an event.
7. In the event of cancellations we will endeavour to re-let the Lodge, and if successful the balance of the cost will not be due as in paragraph above, or if already paid, will be refunded. Any request to cancel must be put in writing in the first instance. The Deposit will be retained.
8. Please note no pets allowed.
9. The Holidaymakers shall keep the Property and all furniture, fixtures, fittings and effects in or on the Property in the same state of repair as at the commencement of the holiday. The Holidaymaker must report and pay the cost of any damage or breakages made during their holiday occupancy.
10. The Lodge is strictly "No Smoking" property.
11. The Holidaymakers right to occupy the Lodge may be forfeited without compensation if:-
 1. More people than declared at the time of booking or before the commencement of the holiday without prior permission stay at the property.
 2. Any activity is undertaken which is illegal, or may cause unreasonable damage, noise, behaviour or disturbance.
 3. Wi-fi - all guests must ensure they do not breach any legislation relating to downloading of illegal or copyrighted material and it is recommend that guests should have their own virus protection.
12. The Owner or his representative shall be allowed access to the Property at any reasonable time during any holiday occupancy.
13. The Booking Conditions will apply to all confirmed bookings.