

The Lambing Shed

Terms & Conditions

- A contract between you and the owners will come into existence when we receive payment and accept your booking by issuing a confirmation of booking for the holiday dates shown in the rental agreement. The contract binds you & all the members of your party. It is your responsibility to ensure that all members of your party accept the terms of the contract set out in these terms & conditions of booking. Failure to disclose all relevant information or comply with these terms may lead to termination of the contract & loss of the booking.
- To confirm your reservation, a deposit of £100 is to be made by BACS. The outstanding balance is to be paid no later than 28 days from your arrival date. Failure to pay the outstanding balancing on or before 28 days of commencement of your reservation will result in your reservation being cancelled and the £100 deposit will be forfeit.
- All cancellations must be made in writing as soon as possible by email or text, a full refund minus a discretionary £20 for admin costs will be given. If you cancel with less than 2 weeks notice and we cannot re-let the reservation dates that have been cancelled the full payment will be forfeit. If a cancellation is made with 7 days or less due to Covid restrictions, Covid illness or officially advised to isolate (track and trace) a full refund minus a £20 admin fee will be given. Proof of Covid related cancellation may be required before a refund is released. If a cancellation is made with less than 7 days to the arrival date of your reservation due to exceptional circumstances such as family death, family illness, serious life threatening accident a full refund will be given. Proof of cancellation may be required.
- We strongly advise that you take out comprehensive travel insurance. If you choose not to then you accept responsibility for any loss that you may incur due to your cancellation.
- Your booking will not be cancelled by the owner except in exceptional circumstances beyond our control. Notification will be given of the cancellation as soon as possible and we will promptly refund all payments made for your holiday. Our liability for cancellation will be limited to payments made to us.
- The number of persons using the accommodation at any time must not exceed **2 adults**. We reserve the right to terminate the booking without notice and without refund in case of a breach of this condition.
- Bookings cannot be accepted from persons under eighteen years of age.
- We (the owner) reserve the right to refuse a booking without giving any reason.
- We or our representative reserve the right to enter the apartment at any time to undertake essential maintenance or for inspection purposes.
- Check-in is between **4pm and 7pm** unless otherwise agreed and guests are required to vacate the apartment by **10am** on the day of departure. This allows the accommodation to be thoroughly cleaned and prepared for incoming guests.

- Pets or smoking anywhere in the property will result in immediate termination of occupancy and forfeiture of all payments. This must be strictly adhered to and any damage or extra cleaning caused by pets or smoking will be at the expense of you.
- The property should be left in a clean and tidy condition with all dishes and utensils cleaned.
- Damage to property – Please treat the facilities & accommodation with due care so that other guests may continue to enjoy them. In the event that you notice damage in your accommodation please let us know immediately so that we can take the appropriate action. If there have been any breakages during your stay, we would be grateful if you could advise us before you leave. The accommodation will be inspected at the end of your stay & you may be charged for any loss or damage found.
- Please remember to lock the doors and close the windows when they leave the property unoccupied. Please also switch off the heating when leaving.
- The owner reserves the right to make a charge to cover additional cleaning costs if the client leaves the property in an unacceptable condition.
- Please note that in the event that any keys issued are not returned at the end of your stay, then the cost of replacement will be charged to you.
- The client may in no circumstance re-let or sublet the property, even free of charge.
- The internet connection is available (at no extra cost) subject to technical availability.
- The owner shall not be liable for any temporary defect or malfunction of any equipment, machinery or appliance in the building, grounds.
- All inventory must remain in the property it was in at arrival and not be taken to another property.
- We reserve the right to terminate a holiday without compensation where the unreasonable behaviour of the persons named on the booking (or their guests) may impair the enjoyment, comfort or health of others.
- Any problem or complaint which the client may have concerning their holiday must be immediately reported directly to us/our representatives and we will endeavour to put matters right. Any complaints not reported to us/the property manager at the time and only reported after the client has returned from holiday will not be considered by the proprietor.
- We reserve the right to make reasonable amendments or additions to these terms and conditions without notice.
- This property is privately owned. We expect all guests to enjoy the facilities and treat the property with the same respect that they would with their own house.