

## Belstane Cabin Terms and Conditions

When you submit a booking via our online reservation system you will receive an automatically generated booking summary by email to the email address you provide in the booking form. This does not form a contract between us. A contract shall only arise when your booking is subsequently confirmed in writing via a letter of confirmation sent to you by post or email.



## Terms & Conditions

- 1. Deposit:**

A non refundable deposit of 30% becomes payable at time of reservation for the full period booked, with full payment due one month before your date of arrival.
- 2. Cancellation policy:**

In the event of a cancellation within one month of arrival, all monies will be forfeit unless we succeed in gaining another booking for that period at the same or greater rate in which case all of your money will be returned minus an administration charge of £50.00. Cancellation Insurance cover for accommodation booked within the UK can be acquired for a few pounds on the internet.

**Cancellation by us:**  
In the unlikely event that we have to cancel the reservation due to circumstances beyond our control (storm damage or the like), we will provide a full refund of monies paid. No further financial claims can be considered.
- 3. Booking type:**

The property must be used solely for the purpose of self-catering holiday accommodation and not, without the express prior permission of the owners, for the purposes of dinner parties, parties, or for entertaining people in the property other than those originally booked to stay.

We do not accommodate 'hen' or 'stag' parties..
- 4. Check-In/Out:**

Reservations and check-in time commence at **4.30pm** on the day of arrival with reservation terminating at, and vacation of the property necessary by **10.00am** on the final day of your reservation.
- 5. Occupancy:**

No person in excess of the number agreed at the time of reservation may occupy the property. Breach of this rule will terminate the contract without recompense to the client.
- 6. Cleanliness:**

The cabin must be left in a clean and tidy condition. Damage and breakages must be paid for. If the cabin is left clean and tidy and keys are returned, we will refund £25 of your booking fee.
- 7. Termination:**

We reserve the right to terminate the visit of any person whose conduct is unruly or whose behavior is threatening.
- 8. Smoking:**

Smoking is not allowed anywhere in or on the property.
- 9. Pets:**

No pets are allowed in the property unless by prior arrangement.
- 10. Inspection:** We reserve the right of entry to the properties at all reasonable times, after having given notice, for the purposes of inspection or to carry out repairs or maintenance.
- 11. Liability:**

No liability shall be accepted by us for loss, damage or theft of personal property belonging to guests, either in the property or in/to cars, bicycles or other vehicles left on the property. Nor shall liability be accepted by us for accident or injury to guests, either within the property or outside.
- 12. Problems:**

Please do inform us as soon as possible if you have a problem with your accommodation or if you find that anything is faulty within the accommodation that needs our attention, so that we can assist and repair or make alternative arrangements. Due to the limited period of hire, it may not be possible to repair such items during the period of hire.
- 13. WiFi:**

Because of the remote location of the cabin, at present we can only provide WiFi at the cottage where you're welcome to come down and check your mail.
- 14. Television:**

Likewise, this being a rural area, terrestrial television reception is poor to non-existent. Television is offered via Satellite Freeview.
- 15. Bikes & Sports Equipment:**

No bikes and sports equipment should be brought into the cabin. We will provide secure storage for large items in the farm stabling buildings.
- 16. Stag and Hen parties**

We do not take stag or hen parties under any circumstances.