

Terms and Conditions of Rental for Rosebank or Newbreeze Holiday Cottages

General

All terms are per week Rosebank (Saturday to Saturday) Newbreeze (Sunday to Sunday) unless otherwise specified. We can offer some flexibility during the quieter winter months.

Your accommodation will be ready for occupation from 4pm on the day you start your holiday. Please ensure that you vacate Rosebank by 10am on your day of departure. We will contact you by phone or email prior to your day of arrival to give you the code for the key safe mounted outside.

Booking your holiday

Provisional bookings are held for 7 days pending payment of the deposit. A binding contract will exist once your completed booking form and deposit are accepted by us.

Only the people you have named on the booking form are entitled to stay in the Accommodation and the total number in your party shall not exceed the advertised capacity. In order to comply with the requirements of our Insurers / fire services we reserve the right to refuse occupation on arrival should the members of your party not correspond to the details given to us by you on your booking form. In these circumstances we will return the payment you have made for your holiday less the initial deposit and security deposit you have made to cover our loss of earnings.

The hirer will not sublet the premises or any part thereof.

In order to comply with the requirements of our Insurers we are unable to accept bookings from anyone less than 18 years of age. We do not cater for stag or hen parties.

A non-returnable initial deposit of £100 is payable with each booking. The balance of the cost of the holiday is due at least 8 weeks prior to the commencement of your stay together with a returnable security deposit of £100. All Cheques should be made payable to Mr J N Steele.

The full cost of your Holiday is payable if the booking is made within 8 weeks of the commencement date of your Holiday.

Cancellation

The booking will be treated as cancelled if the balance of the cost of the holiday is not received by us by the date specified on the booking form (8 weeks before the commencement date of your holiday) or alternative payment terms have been agreed.

If you wish to cancel your booking once you have paid your initial deposit, please notify us immediately. In these circumstances your initial deposit is non-returnable and any contract is rendered void.

If you cancel once you have paid the full cost of your holiday we are unable to return any monies to you, unless we are able to re-book the cottage for the period in question. In these circumstances we may offer the cottage at a reduced rental to encourage a late booking and any money we recover we will refund to you.

When you book your holiday with us we strongly advise you take out holiday insurance to cover any cancellations or losses.

Good Housekeeping deposit

You must ensure that the property is left in a clean and tidy condition and that the property and its contents are respected at all times. If damage occurs (beyond fair wear and tear) or excessive cleaning is required then we reserve the right to recover the cost of the same from the good housekeeping (security) deposit.

For the comfort of our guests Rosebank and Newbreeze are a strictly no smoking Holiday let. If you do not respect this policy and there is any evidence of smoking in the Cottage we have an arrangement with a local cleaning contractor, who we are able to employ at short notice to clean the Cottage ready for our next non-smoking Guests. The cost of this service is currently £100 and will be deducted from your good housekeeping deposit.

Services

Electricity, heating and Water are included in the cost of your holiday. The Cottages have electric heating. There are thermostats on each radiator and a main control in the dining room at Rosebank and at Newbreeze each radiator is fitted with a temperature controller. There is instant hot water at both cottages at any time.

Broadband is included. There is a no maximum weekly limit.

Please note that we are not responsible for the content of any downloads made during your stay at the cottage.

Linen

One bath towel and bath sheet per person, and hand towels will be supplied in the bathrooms. Bed linen and kitchen linen is also provided.

Pets

A maximum of two Large or three Small well behaved Dogs are welcome at our Rosebank cottage, and one Large or two Small at our Newbreeze cottage, we charge £10 per pet per week. We can also cater for well-travelled house cats at the same cost.

Details must be supplied when you book your holiday. See separate pet policy where applicable.

Terms and conditions of hire

We reserve the right to enter the premises at any time during your stay to inspect should we have reason to believe the property is being mistreated.

We accept no responsibility or liability for damage or theft to or from any vehicles or damage or theft to or from any of your personal belongings left in the property or within its grounds.

We accept no responsibility or liability for any damage or injury to any member of your party that may occur whilst you are in occupation of the property.

Please note:-

We do NOT permit the recharging of any type of electric vehicles.

Ref JNS-DAS JAN 2022.