

**TERMS & CONDITIONS  
OFF THE BEATEN TRACK  
HOLIDAY COTTAGE AT HALLWOOD FARM, PETROCKSTOWE, OKEHAMPTON, DEVON  
RICHARD & RUTH KELSEY**

A binding contract will exist once a deposit has been paid

**Booking and Payment Terms**

For bookings made 8 weeks or more in advance, the booking for a holiday will be effective when a deposit of at least one third of the holiday price (rounding up to the nearest pound sterling) has been received. The full balance of the total holiday cost will be payable not later than 8 weeks before the holiday begins.

For bookings made for a holiday less than 8 weeks away, full payment must be made at the time of booking.

The holiday price includes Value Added Tax ("VAT").

**Cancellation of a booking by you**

If a visitor wishes to cancel a booking you must give us notice in writing as soon as possible. A 100% cancellation charge will be payable. On receipt of the written cancellation we will endeavour to re-book the accommodation for the holiday period and, if successful for the whole or part of the period, will refund the relevant proportion of the money paid less £50.00 (fifty pounds) to cover administration costs.

If, following a booking, the full balance is not paid on time, We will notify you. If, after 30 days from the date on which full payment is due, full payment has not been received we may cancel the holiday booking and the above cancellation charges will apply and the Visitor remains liable for 100% of the holiday cost.

We STRONGLY RECOMMEND you take out a holiday insurance policy to cover you in the case of unforeseen problems or cancellation

**Cancellation of a booking by us**

If a booking has to be altered or cancelled by us due to circumstances beyond our reasonable control we will offer an alternative holiday date. If you are unable or unwilling to accept the alternative dates offered we will return the relevant proportion of the money paid to us in respect of the accommodation and will not otherwise be liable for any loss caused by such alteration or cancellation.

**Weather**

If the accommodation becomes inaccessible due to bad weather we will take reasonable steps to inform the Visitor and to offer an alternative dates. However, our liability does not extend to weather related conditions that affect public roads.

**Fireworks**

Our cottage is situated on our own farm and surrounded by neighbouring farms so due to the large numbers of livestock within the vicinity we cannot allow the use of fireworks.

**Arrival & Departure**

The cottage will be ready for you from 4.00pm on the day of your arrival, unless otherwise agreed in advance. If you wish to arrive earlier we will arrange for storage of your baggage until your property is available. We require that you vacate your cottage by 10.30am on the morning of your departure. To assist our cleaners, we ask that you leave the property in a clean and tidy condition.

**Damage and Breakages**

You are responsible for any breakages or damage you or your pets cause to the cottage. Please report these before you leave.

**Dogs**

Well behaved dogs are normally allowed in the cottages and must be declared on the booking form. We charge £10 per dog for short breaks and £15 per dog for a week. Please note that dogs are not allowed in the bedrooms or on the lounge furniture, and must not be left in the cottages alone. You are responsible for the costs of all damage caused by your pets.