

Prices: The price includes accommodation as indicated (Wi-Fi is free and parking is available at no extra cost but ON REQUEST). All extras such as extra mattress etc for children, charge for dog, etc are additional. We accept the following forms of payment: debit cards, credit cards, and cash (by arrangement and we still take a deposit via card).

Pets: Well behaved pets are permitted BY PRIOR ARRANGEMENT, there is a charge of £10 for the first night, £5 for subsequent nights (cheaper than through booking sites)

Extra bed/linen: an extra bed is available in some rooms, there is a charge of £20 for this

Deposit and Cancellation: You have a 'grace period' of four hours after booking when no fees will apply, after that we take the first night, this is NON-REFUNDABLE. Fourteen days prior to your arrival we take the full amount, this is NON-REFUNDABLE.

Arrival: check in is available between 4pm and 8pm, we can sometimes accommodate times outside of this by arrangement, our acceptance of arrival times outside of check in is at our discretion.

Departure: Please be ready to leave your accommodation by 11 am on the day of departure, please leave your keys in the door or text, call, or otherwise let us know when you have left. We are sometimes able to offer later check out times, this is at our discretion.

Unregistered Guests: NO unregistered guests are allowed on the premises, NO one other than those on the booking to stay the night. This will incur a charge, which is dependent on various factors.

Damages and Breakages: Please take care with our accommodation. You are responsible and liable for any breakages or damages which you cause to the accommodation or its contents. Please report these as soon as they occur. We do not normally charge for minor breakages, but we may send you an invoice for repair or making good if the damage or breakage is significant, and we will make an additional charge of £50 if you did not report this.

Smoking: due to the cleaning, staff-hours, and moving guests/closing the room, if you smoke on the property you will be charged £250, which covers a small percentage of the cost.

Liability: We do not accept any liability for any damage, loss or injury to any member of your party or any vehicles or possessions, unless proven to be caused by a negligent act by ourselves or our employees or contractors whilst acting in the course of employment.