

TERMS AND CONDITIONS

YOUR BOOKING

1. Exclusive use booking of the Lodge is priced for upto 33 people.
2. Extra guests / camping can be arranged at an extra cost and must be discussed and agreed by us prior to arriving. The cost is £5 pppn.
3. Please note we do not accept wedding parties for more than 33 people. This includes day guests that are not staying overnight.
4. Your booking is not confirmed until you have paid a deposit.

CANCELLATION

1. For cancellations within 12 weeks of the check in date, deposits are only returned if we manage to resell the weekend.
2. Administration fee of £45 will be deducted from the returned deposit.
3. For cancellations within 6 weeks of check in date, no deposit will be returned.

CHECKING IN AND OUT

1. Check in is from 3.30 pm on the day of your arrival. We cannot promise an earlier check-in due to preparing the property for your stay. If you arrive before 3.30 pm, we might ask you to wait in order to finish preparing the property.
2. Check out is by 10.30 am on the day of your departure unless otherwise agreed before your check in.
3. The house must be left in the condition as you found it. We expect you to tidy the common areas (kitchen, lounge, bar and the dining room), wash and place back the used dishes, empty the washer and dishwasher, take out your recycling and waste and take with you all your belongings.
4. We reserve the right to charge you for the additional cleaning fee if the house is not left in a reasonable state.

PARKING

1. There is parking for upto about 10 cars on site. We ask that you DO NOT park in front of the railings opposite the Lodge and only park directly in front of the house and under the tunnel to the left of the front door.
2. Please make sure that all of your guests are aware of the parking arrangements.

RECYCLING AND WASTE

1. We ask that you recycle as much waste as possible, the recycling bins within the kitchen need to be emptied outside in labelled green bins.
2. The general waste bin is the large grey bin, this is collected weekly on a Tuesday. If your stay is over a Monday night please make sure the large grey waste bin is placed towards the front of the property for it to be emptied.

3. There is a compost pot within the kitchen. Any vegetable or fruit peelings can be placed into this pot, once full empty this into the compost outside underneath the large tree to the left as you look out of the kitchen window.

DAMAGE TO THE PROPERTY

1. A member of staff needs to be informed about any broken items or damage to the property.
2. We reserve the right to charge the guests for breakages and the damage that has occurred during their stay. The chargeable breakages include and are not limited to broken bins, broken glass (including in the fireplace), ruined mattresses and bedding etc.
3. There is a minimum of £50 extra charge for cleaning up anything untoward.

NOISE

1. We ask the guests to keep the level of noise at a reasonable level in order not to disturb other guests and/or neighbours.
2. No noise must be made outside the building after 10.30 pm.
3. Letting off fireworks anywhere within and near the property and its grounds is strictly prohibited.
4. We do not allow the use of Sonos system within the property. Please use the sound system provider or use Bluetooth supported speakers.

SMOKING

1. Smoking is not allowed anywhere within the building. Please use the grounds outside to smoke.
2. All cigarette stubs must be thrown away in the general waste bin making sure they are properly put out before discarding them.

PETS

1. Pets are allowed in the property, except for dogs in season.
2. The owners are required to clean up after their pets and place the collected waste in the general waste bin (grey bin) outside the property.
3. Dogs are not allowed on beds and must not be left alone in bedrooms.

USE OF THE GROUNDS

1. The guests are welcome to use the walled orchard in front of the building and the grounds at the back of the building fenced by the willow fence as well as the undercover seating and barbecue area.
2. The guests are not allowed to enter any of the sheds or other outbuildings on the grounds.
3. The guests are welcome to use the charcoal barbecue outside by the undercover seating area. The barbecue must be cleaned out after use; we reserve the right to charge extra for uncleaned barbecue.

LOST PROPERTY

1. We are not responsible for any lost property or items left behind.
2. As a rule, we will not post items back due to not having the suitable means of packaging or the time for a speedy posting. Any left items can only be collected in person or by organising a pick up by a courier service.