

Terms and Conditions for Thorntree Barn

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.

In other words your online booking is provisional until accepted by us.

Once a booking is confirmed, we recommend that you take out cancellation insurance to provide you with cover, since you will be responsible for payment of the full price if we cannot re-let.

Terms and Conditions of Hire

The Guest agrees:

1. That the subjects let are to be used for the purposes of a self catering holiday and so accepts that the letting is a holiday let to which Section 12(2) and paragraph 8 to Schedule 4 of the Housing (Scotland) Act 1988 applies. The booking agreement confers a right to occupy the accommodation for the agreed period only.
2. That the tariff charged will be in accordance with the booking confirmation. All fuel costs are in addition to the rental charge. All linen costs are included in the tariff. From 14th September 2013 our tariff includes all fuel costs, wifi, and linen.
3. That the premises or any part thereof shall not be sublet.
4. That pets are not allowed and that no smoking is allowed on the premises.
5. That the number of people occupying the premises shall not exceed the number of beds, namely 7, and shall only be for the number of persons confirmed at the time of the booking.
6. To vacate the hired premises without demand at the termination of the period of hire as confirmed at the time of the booking. The hire is from 4.00 pm on Saturday until 10.00 am on the following Saturday, or as specified on the booking confirmation.
7. To pay to the lessor for any loss or damage beyond fair wear and tear. An additional cash inventory deposit may be requested for New Year lets, which will be returned without deduction if no damage or loss has occurred during the period of let.
8. That there is only a contract between the parties once the booking deposit has been paid and that, unless and until the booking deposit has been paid and received together with a signed and completed booking form, the lessor has the option to lease the property to someone else. The Tenant may be liable for the total hire charge unless at least 28 days prior written notice of cancellation is sent by recorded delivery post to the lessor. In the event of Cancellation, while every effort will be made by the lessor to re-let, if a substitute cannot be found, the Hirer will be responsible for paying for the whole period of tenancy booked. Any changes to the booking, subsequent to the receipt by the lessor of the booking form and booking deposit, must be agreed in writing by both parties. We recommend that the Guest takes out Holiday cancellation insurance as soon as a booking is confirmed.

9. To keep the hired premises at all times in a clean and tidy condition during the stay. All beds must be stripped at the end of the stay and all crockery and utensils washed up and left ready for use by the next Guest. We ask you to leave the accommodation as you would expect to find it and to vacuum all rooms before you leave. A surcharge of £25 may be charged should extra cleaning be required following the Guest's stay.
10. To prevent any member of his party from causing a nuisance or disturbance to other residents, neighbours or occupiers in the neighbourhood. In the event of a problem arising, the Landlord has the right to ask the Tenant to leave. The Guest will respect the privacy of the lessor's garden and yard during the Guest's stay, and will
11. To leave the hired premises secure if left unoccupied during the period of let and do nothing else which might vitiate the Landlord's Insurance Policy and to minimize the fire risk during the assessment.
12. To relieve the lessor from any liability for damage of injury however caused by any member of the Guest's party.
13. The Lessor, his agents or employees, accept no responsibility for loss, injury or damage to any member of the Hirer's party of their property, possessions or vehicles howsoever caused, arising in any manner out of the let of the premises.
14. To allow the lessor access to the premises at reasonable times.