

# Colmworth Cottages Booking Terms

Bookings are made and accepted only on the following conditions:

In all circumstances the Contract of Letting is between the guest ("the Guest") and the owners of the accommodation ("the Owner").

This agreement is made on the basis that the property ("the Property") is to be occupied by the holidaymakers for a holiday as mentioned in the Housing Act 1988 Schedule 1 paragraph 9 and the Holidaymakers acknowledge that the tenancy granted by this agreement is not an assured tenancy and that no statutory periodic tenancy will arise when it ends.

Bookings cannot be accepted from persons under 18 years of age. Any pets you intend to bring with you should be declared at the time of booking and checked and authorised via the Owner (where requested).

The Owner reserves the right to re-let any holiday where any monies due are more than 14 days in arrears.

Providing the guests give 8 weeks' notice of cancellation, the damage deposit will be refunded less £25.00 to cover administration costs.

- If you give us between 6 weeks and 4 weeks' notice we will refund you 75% of your rental payment.
- If you give us between 4 weeks and 2 weeks' notice we will refund you 50% of your rental payment.
- If you give us less than 2 weeks (14 days) notice we will refund your damage deposit only.

## Surrounding Estate

While we welcome guests to explore the beauty of the surrounding countryside, they must stick to public footpaths and keep dogs under close control at all times. We have mapped a number of walks out from the property on our website:

<https://www.colmworthgolfclub.co.uk/cafebedfordshire/circular-walk-bedfordshire/>

The golf course is strictly for golfers only and its surrounding tracks are for staff access only for safety reasons. The Jetty is a private hire venue and should you wish to have a look around – please ask at reception first.

## Golf

We ask that anyone wishing to play golf on our main course is a capable golfer for the safety and enjoyment of all other players. Any guests wishing to "give golf a go" can use our Pitch & Putt course / practice facilities – more details available on our website.

## Peace & Tranquility

Our lodges are highly sought after for their tranquil surroundings – we ask that guests and their dogs respect the peace & tranquility of their surroundings.

Any guests not respecting the tranquility of their neighbouring lodges and golf course will be asked to do so. Failure to comply may result in subsequent charges or even eviction.

## Dogs

We ask dog owners to observe the following rules (failure to do so may result in you being asked to leave without compensation):

- Dogs must be under strict control at all times while in the property.
- No dogs permitted upstairs in the property.
- Please be mindful of other guests neighbouring the property and other users of the estate. Excessive barking can disturb the peace that many visit us for.
- Any fouling of lawns etc. must be cleared up without delay.
- Dogs MUST NOT be walked on the Golf Course. Please speak to members of staff for safe areas to walk.
- The dog owner must bring the dog's bed or basket for sleeping in.
- Dogs MUST NOT be left alone in the property or elsewhere at any time.
- Dogs MUST NOT lie on beds or furnishings, and hair must be well cleared up before departing.

- Dog owners must ensure that their pets are free from parasites and fleas before they occupy the property. Failure to do so will incur subsequent charges.
- Any damage must be reported to the Owner immediately and any excessive cleaning may incur an additional charge, at the Owner's discretion.

### **The Property**

The guests shall keep the Property and all furniture, fixtures, fittings and effects in or on the Property in the same state of repair as at the commencement of the holiday, and shall leave the Property in the same state of cleanliness and general order in which it was found. The guests must report and pay to the Owner the cost of any damage or breakages made during their holiday occupancy.

**A £30 replacement fee will be charged for any stained towels.**

**Any other damage or excessive cleaning required will be deducted from the damage deposit at the Owner's discretion.**

The Owners reserve the right to make a charge where guests have contravened an Owner's request for their property to be smoke free.

Guests must not walk or allow children to play on any part of the Golf Course. Please see staff members for advice on safe areas to walk and play.

The guests' right to occupy the Property may be forfeited without compensation if:

- More people or pets than declared at the time of booking or before the commencement of the holiday, and/or the number the Property holds, attempt to take up occupation.
- Overnight guests are entertained without the Owner's express permission.
- Any activity is undertaken which is illegal, or may cause unreasonable damage, noise, behaviour or disturbance.
- Smoking in a designated "No Smoking" property.

The Owner or their representative shall be allowed access to the Property at any reasonable time during any holiday occupancy.

The Booking Conditions will apply to all confirmed bookings.

These Booking Conditions supersede all previous editions.