

## **The Barn at Lisnacurran** **Terms & Conditions**

These Terms **must** be signed & returned within **one month** of arrival.  
They can be returned via email, fax or post

### **The client agrees that:**

**1.** A 50% deposit is payable within 48 hours of the reservation request, with full payment due one month before date of arrival, without reminder from the Company. Should the arrival date be under one month, the total amount is due at time of booking.

We accept card, cheque, BACS or cash. The Company reserves the right to declare the contract void, the deposit forfeit and to re-let the accommodation should the balance not have been received within the time limit. There will also be a mandatory £100 breakages deposit taken on a credit card when balance is payable, this will be refunded once a satisfactory check-out inspection has been completed. Lost keys are chargeable at £10 each plus VAT.

**2.** Should the hirer have to cancel the booking, a refund will only be made if the Company is able to re-let the accommodation for the period concerned. If successful, the Company will refund any monies paid less a £50.00GBP admin fee. If unsuccessful, the 50% deposit paid will be forfeit. In the event of cancellation within one month of arrival, all monies (deposit & balance) will be forfeit.

**3.** Standard arrival times commence between 4.00pm & 10pm on day of arrival and terminate at 11.00am on the final day. These times can be flexible, subject to prior arrangement. Please advise us of your approximate arrival time prior to your stay.

**4.** The hirer person or company is solely responsible for the whole party. Assignees and sub-tenants are prohibited. No more than the stated number may stay at the property. Breach of this rule will terminate the contract without recompense to the client.

**5.** The hirer undertakes to take all reasonable care in the use of the property and its contents, including the security of the property. The hirer will report any damages, losses or breakages as soon as they occur. The Company reserves the right to charge for repairs, losses or replacements necessitated by the negligent act or omission of any of the hirer's party, guests or invitees. Details of a valid credit card must be given at time of reservation, regardless of method of payment, to safeguard against any damage, breakages etc.

- 6.** The hirer and their party will conduct themselves in such a fashion as to cause no undue noise or annoyance or disturbance to neighbouring proprietors or occupiers.
- 7.** We reserve the right to terminate the visit of any person whose conduct is detrimental to the comfort of others, without recompense.
- 8.** Guests must be aware the accommodation is situated on the first floor of the property, with steps leading to the entrance.
- 9.** For guests' comfort, The Barn at Lisnacurran is **strictly** non smoking. However, guests can feel free to smoke outside, or under the steps if raining, using the wall-mounted ashtray to extinguish their used cigarettes. **A smoking fine of £100 will be applied if evidence of smoking is found.**
- 10.** For stays in excess of a week, we will provide a basic weekly cleaning service, to include fresh bed linen and towels. Timing of this service is at our discretion, between the hours of 9am to 5pm. The hirer undertakes to leave the accommodation clean and tidy. The Company reserves the right to make a £50 charge for extra cleaning if the property is not left in a satisfactory condition.
- 11.** Heating system: The heating will be left on a timer, if you require extra heat please use the boost button. If you require the times to be changed, we ask that you please request this from the management and we will be happy to oblige. Abuse of the central heating will be chargeable
- 12.** Pets are welcome. We have a 'no pets in the house' policy, but we are happy to discuss options for their stay in one of our out buildings, please ask at time of booking. Please also note re: show dogs, we have nearby Kennel facilities for all dogs, but with a special show dog facility. Please contact Robert on 02892 611285 for special rates.
- 13.** Electric starter supply is included. Further cards are then available to purchase from the office, just across the court yard. Oil is included in your rent, subject to a fair usage policy. We reserve the right to enter the property to ensure the central heating is not being used unreasonably. Seasonal conditions will of course be taken into account under this policy.
- 14.** Secure off road parking available and large area at rear of property for special parking (e.g.) trailers, motor homes, lorries, large vans etc. Locked parking also suitable for motorbikes, classic cars etc. Please advise if any parking is required prior to arrival
- 15.** Wall mounted TV's in rooms must not be removed from bracket.

**16.** The description and photos of the property is as accurate as possible, but cannot be warranted, nor does the description form any contract. The Company reserves the right to alter or improve any of the subjects without notice.

**17.** Should we have to cancel your booking for any unforeseen reason beyond our control; every effort will be made to find suitable, alternative accommodation. If this is not possible, an immediate refund will be made of all monies paid by the hirer to the Company for the accommodation booked. No further financial claims against the Company will be considered.

**18.** As far as the law allows, the Company takes no responsibility for loss, damage or injury to the hirer or any of the party as a consequence of this agreement or the occupancy following thereon.

**19.** The hirer will indemnify the Company or their agents against loss, damage or injury sustained to the property or persons as a result of any breach of these conditions or arising from the fault of the hirer or any member of the hirer's party.

**20.** The proprietors reserve the right to enter the property at any reasonable time.

Every effort has been made to ensure an enjoyable & comfortable holiday. If, however, there is any cause for complaint, the Company is anxious that remedial action is taken as quickly as possible. It is essential that the hirer contact the proprietors or a member of their staff so that any complaints can be speedily resolved.

**Signature of Hirer:** .....

**Printed Name:** .....

**Signature on behalf of The Barn:** .....

**Printed Name:** .....

**Date:** .....

**Thank you**