

THE BARN – LOWER HARTON FARM

BOOKING TERMS AND CONDITIONS

A non-refundable deposit of £250.00 is required to confirm the booking. The balance is due 8 weeks before arrival together with a Cautionary Deposit of £150.00 (to be returned if no claim is made for damage). Rental prices are inclusive of VAT payable at the appropriate rate (currently 20%). Holidays will only be confirmed once the completed booking form and deposit payment have been received.

A provisional booking will be held for 7 working days. If the completed form and initial deposit is not received within this time we reserve the right to resell the booking. If the booking is within 8 weeks of your holiday, full payment is required immediately. If the balance payment is not received by 48 hours after the due date, the booking will be treated as a cancellation by the client with the full accommodation cost due from the client if those dates are not resold.

Payment can be made via the internet (name and account details are found on the booking form) or by cheque. Credit card payments can be accepted by prior arrangement but there will be a small surcharge to cover this. Please make cheques payable to "Mrs S Clark" and send to Lower Harton Farm, Lustleigh, Newton Abbot, Devon TQ13 9SG with a completed booking form.

If you have to cancel your holiday we will make every effort to re-let the property and refund your payment. If we are unable to re-let we will ask you to pay the balance. We recommend that you have appropriate cancellation protection insurance.

Once booking dates have been confirmed in writing they can only be changed with the owner's agreement.

The Barn at Lower Harton is available for occupation by 4pm on the first day of your holiday and must be vacated by 10 am on the last day. Unless we have previously consented to an exception, the number of people staying in the property must not exceed the sleeping capacity stated in the property description or the number of guests specified on the booking form.

We cannot accept liability for any loss or damage to personal property or for accidents or injuries to our guests or their visitors whilst on the premises or within the grounds of Lower Harton. Children aged 14 or

under, playing in the grounds, near the large pond, bog garden or swimming pool must be supervised at all times by an adult. The Barn is not suitable for children under 10 years of age due to the amount of deep unprotected water in the grounds.

Payment of the Cautionary Deposit

A cautionary deposit of £150.00 (due with payment of the balance) is required to cover the costs resulting from the action or inaction of the Guest or a member of their party such as (but not limited to): the property being left in an unreasonable state, loss or non-return of keys, neglect or damage to the property, damage or loss of contents and/or excessive cleaning costs required.

The cautionary deposit will be refunded within 14 days of your departure from the property less any costs incurred.

Caring of the Property

Guests are required to take all reasonable and proper care of the property including buildings, gardens, fixtures, fittings, furniture, pictures and other effects in or around the property and shall leave them in the same state of repair and condition at the end of the rental period as found at the beginning. In the event of damage, please inform Sue or Roger on the numbers given in the information book.

Guests are also required to leave the property in a clean and tidy condition: this includes cleaning all cutlery and crockery and placing all rubbish in appropriate waste or recycling bins.

Guests are required to respect the privacy of our neighbours and refrain from allowing children and animals in the fields surrounding Lower Harton Farm if they are occupied by farm animals. Dogs must be kept on a lead and under control at all times and are not left alone during the course of your stay at The Barn.

Maintenance

Should you have any difficulties with the property or require any maintenance please advise Sue or Roger Clark.

Unavailability of Property

The owners may cancel bookings made if the property becomes unavailable for reasons beyond their control, including without limitation: flooding, fire, significant damage to the property, or failure of utility

services to the property. In which case you will receive a full refund of any amount already paid.

Dogs (Limited to 2 at any one time)

Dogs must be disclosed on the booking form and only those that we confirm are acceptable may be brought to the property. There is an additional charge of £20.00 per week, per animal. Please ensure that no damage is caused by them to the property and that they cause no disturbance within the surrounding area. Pets must be supervised and kept under control at all times and are not allowed in the swimming pool area, bedroom areas or on the furniture. We ask that before you leave, you clear up after your pet both in the house and surrounding gardens.

Smoking

Lower Harton is a Non-Smoking area.

June 2026