

Terms & conditions for letting: Cornerstone Cottage, 23 Mill Village, Lower Mill Estate

1. PERIOD OF HIRE

Arrival: Unless otherwise arranged, letting commences at 4pm on the day of arrival.

Checkout: Unless otherwise arranged, Checkout is normally 10.30am.

We require the full window of time between check out and check in to prepare for our next guests.

2. BOOKING AND PAYMENT

2.1 A booking is accepted following the return of a completed booking form and confirmation of availability or online using the booking form.

2.2 Booking Deposit: A deposit of 20% of the total rent is payable to reserve specified dates to stay at the Property. The deposit may be paid either by Paypal, card via HolidayRent, by cheque or direct bank transfer.

2.3 Balance. The balance (80%) of the total rent becomes payable 8 weeks before the start of the let. The balance may be paid by Paypal, card via HolidayRent, cheque or bank transfer. Should a booking be made within 8 weeks of the start of the let, the full deposit and balance must be paid together. Failure to pay the balance on or by the due date shall be construed as a cancellation by the Guest.

3. CANCELLATION

Except non-refundable bookings:

For cancellation:

More than 56 days before arrival: 100% refund

Between 42&55 days before arrival: 75% refund

Between 28&41 days before arrival: 50% refund

Less than 28 days before arrival: No refund

[Please note XCover Booking & Cancellation insurance is available on booking – we encourage you to take this up]

4. COVID-19 OR ANY OTHER PANDEMICS OR SIMILAR EVENTS

If we are forced to close by the Government / Local Authority during your booked dates, we will issue a refund or rearrange your dates for up to 12 months from the original planned dates. No fee will be charged for changing dates in these circumstances. At our discretion, other options may be available.

5. HOLIDAY INSURANCE: CUSTOMER INABILITY TO TRAVEL

We encourage you to have travel insurance. XCover Booking & Cancellation insurance is available on booking.

This covers the inability of any, some or all of your intended party to travel, or the disinclination to travel to and stay at Cornerstone Cottage for any reason. This includes – but is not limited to – illness (including Covid-19), a requirement or recommendation to self-isolate or quarantine, shielding, a call to jury duty, military service, incarceration, change in personal or work circumstances, family emergencies, travel delays, vehicle breakdown and delays with public transport. These remain at your risk and do not give rise to a right to cancel or to receive a refund unless we re-let the property. When you book your holiday, you are strongly recommended to take out UK travel insurance to cover these eventualities. If you choose not to take out UK travel insurance, then you accept responsibility for any loss that you may incur due to your cancellation.

6. CHANGE OF DATES

The Owners may consider a request from a Guest to change the dates of the booking after confirmation has been issued. Agreement will be given subject to all of the following conditions being met:

- (1) The request is being received more than 12 weeks before the commencement of the booking and
- (2) The Guest pays an administration fee of £25.00
- (3) The property is available at the time requested.

7. USE OF THE PROPERTY

The number of persons occupying the Property must not exceed 9 plus 2 children in cots. All persons using the property and the facilities on the Lower Mill Estate shall be named on the booking form. The Property will be used for personal, domestic purposes only and cannot be sub-let to third parties.

If the Guests commit a serious breach of these terms and conditions or the Lower Mill Estate Code of Conduct for the Lower Mill Estate the Owner has the right to terminate the booking and if the Guests are already at the property the Owner may require the Guests to leave. New Fire Regulations came into law on October 1st, 2023, concerning Fire safety in paid-for accommodation such as Cornerstone Cottage. As such, we ask that you read carefully the fire safety information which is sent in our Welcome Guide.

8. COMPLAINTS

Should there be any cause for complaint during the occupation of the property; the Owner must be notified immediately and prior to the guest's departure. The Owner must be given the opportunity to put things right. Failure to do so is likely to jeopardise a guest's claim for compensation. We cannot be held liable for faulty equipment or appliances but will attempt to remedy any faults as soon as we can.

9. CARE OF THE PROPERTY

The guest(s) shall take all reasonable and proper care of the property and its furniture, pictures, fittings and effects in or on the property and leave them in the same state of repair and condition and in the same clean and tidy condition at the end of the let as at the beginning. Furniture must be restored to its original position. Bins must be emptied to the refuse area and recycling taken to the appropriate area. The Owner reserves the right to charge the guest for any additional costs incurred. Please report breakages.

10. DOGS

We do not have pets staying at the property.

11. SMOKING AND VAPING

Smoking and Vaping are not permitted inside the Property, or on the sun deck.

12. PARTIES AND CONTRACTORS

The Lower Mill Estate does not permit the Owners to accept bookings for hen or stag parties. The Owner reserves the right to cancel any such bookings. Fireworks and the playing of loud music are not permitted. We are unable to accept bookings from workers / contractors using the Lower Mill Estate as a base. The estate is only able to host holidaymakers.

13. BROADBAND

Unlimited wireless broadband internet access is included free of charge. Whilst every effort is made to ensure continuity of service, the Owner can not be held responsible for disconnection due to matters beyond their reasonable control and as such no refunds will be given for lack of broadband availability during the Guests' stay.

14. USE OF THE FACILITIES AT LOWER MILL ESTATE

The Lower Mill Estate is a nature reserve and as such excessive noise and lack of respect for the area are not tolerated. The Client shall have full regard to the rules of the Lower Mill Estate and its facilities, including car parking – a copy of which is included with this form. The Owners accept no liability for the availability of any facilities provided by the Lower Mill Estate including but not limited to: swimming pools, spa, sauna, steam room, gym, tennis courts, playgrounds. As such no refund will be provided for any time periods that any such facilities are not available.

15. LIABILITY

The Owners shall have no liability to the Guests for the death or personal injury to you or any member of your party. All necessary steps to safeguard personal property must be taken by Guests. No liability to Guests is accepted in respect of damage to or loss of personal property.

16. WARRANTIES

The Owners have made best efforts to ensure that information contained in its advertisements and website is accurate and fair. Occasionally problems mean that some facilities or services may become unavailable. The Owner cannot be held responsible for any changes or closures to the local area amenities or attractions mentioned on the website or advertised elsewhere.

17. RIGHT OF ENTRY

The Owners shall be allowed the right of entry to the Property at all reasonable times for the purposes of inspection or to carry out any necessary repairs or maintenance.

18. FORCE MAJEURE

The Owners can not accept liability or responsibility for any alterations, delay or cancellation or any other loss or damage caused by war, civil strife, terrorist action, industrial disputes, fire, sickness, bad weather, flooding, livestock, epidemics, acts of any government, or public authority, or utility services, changes imposed by re-scheduling of airlines, ferries or any event outside their control.

19. ELECTRIC VEHICLES AND CHARGING

Electric bicycles and scooters must not be stored in the property. Electric bicycles, scooters and cars must not be charged from the property. There are some public EV charging points on the Lower Mill Estate and more are available at the Cotswold Water Park Gateway Centre.

Code of Conduct for those staying in properties at Lower Mill Estate

Lower Mill Estate is a nature reserve and family environment with a mix of owners and their families as well as a small number of rental properties. There are often lots of organised activities that we hope that you will want to join in and that will add to your enjoyment whilst staying here. Naturally there are a number of 'rules' to ensure that the estate is a safe, secure and peaceful environment. A full set of rules will be located in the welcome pack in your house and on our web site, we ask that you familiarise yourselves with them on arrival, but we have summarised some key points for you below.

Quiet enjoyment and consideration for others

- Noise travels across water and to neighbours close by – please keep voices low when on decking/balconies.
- Be aware that the areas around other houses are private, do not walk around houses, or borrow/use equipment belonging to other properties.
- Be aware of 'light pollution' – turn lights low in the evening.
- No external amplified music – noise travels easily.
- Restricted internal amplified noise after 11pm.
- No music or excessive noise at all after 11pm. Please be especially considerate – children may be next door.
- No Fireworks – there are local organised events around bonfire night.

Wildlife and Estate Facilities

- Please do not feed any wild animals or wildfowl.
- If you plan to fish please read the Fishing rules first.
- Water activities on selected lakes only.
- We have a closed period on Somerford Lagoon from 1st October to 31st March (to protect the wildlife) and no boats are allowed on the lake.
- Some paths are also closed during this period – please look for signs.
- No Fireworks – the wildlife is easily scared.

- Dogs – please keep on lead within the villages and under control around the estate – please remove any fouling.
- Safety and Facilities
- Speed Limit is 10 mph – please be aware there are children playing and pedestrians throughout the estate – a walking pace speed is ideal.
- Please display valid parking permits and use your allocated parking space – any other cars must be parked in the designated overflow car park areas.
- This is a safe environment but please know where your children are or are going when exploring the estate.
- Use of the Spa is included in your booking through Cotswold Family Holidays. Please ensure you collect your passes and sign in at reception on each visit. Please take care not to allow other people into the Spa.
- Please note the safety rules in the pools, saunas and play areas. Children must be accompanied by an adult at all times.
- Please be considerate to others in the Spa changing rooms, which can get crowded.

What might go wrong?

- Potential for loss of deposit for damage/noise/nuisance/breach of estate rules if you do not comply with the reasonable instructions of estate staff.
- Potential for 'eviction' if there is a serious or repeated breach of rules.
- Treat all estate staff with respect – be aware that the Warden has the power to evict for breach of rules.
- If you are disturbed by other guests contact Security on 01285 869184.
- You should not exceed maximum overnight occupancy as identified in your contract/agreement with the owner/agency.