

M o u n t A m e l i a

C o u n t r y H o u s e a n d C o t t a g e s

Terms and Conditions

BOOKING CONDITIONS

CONTRACT

The Contract will be between the Client and L.B.S.Marten (Owner). The Contract will be entered into when L.B.S.Marten issues the confirmation form and will be subject to all the booking conditions. Please read carefully.

PAYMENT

A deposit of one third of the rental fee is payable if the booking is made more than 8 weeks before the start of the rental. The balance shall be payable 8 weeks before the commencement of the rental. Non-payment of the balance of the rent on or before the due date shall be construed as a cancellation of the contract by the Client. For bookings made less than 8 weeks before the commencement of the rental the total fee is payable. All payments shall be made to L.B.S.Marten at the address at the top of the Booking Confirmation or via the web payment system.

CANCELLATION

Any cancellation made by the Client for whatever reason shall be in writing and addressed to L.B.S.Marten at the address at the top of the Booking Confirmation. On receipt of notice of cancellation, we will seek to re-let the property for the period of booking. If L.B.S.Marten succeeds in re-letting the property at the full price for the whole period it shall refund all the monies paid less an administrative charge of £20 (plus VAT) per booking. If L.B.S.Marten only succeeds in re-letting the property for part of the period booked it shall refund an amount equal to the deposit and balance paid less rental for the period which is not re-let and an administration charge of £20 (plus VAT). Should a cancellation be made before payment of the balance, and L.B.S.Marten is unable to re-let the whole period, the deposit must be forfeited. In such an instance, there would be no administration charge. If L.B.S.Marten is unable to re-let the property at all then all monies paid by the Client shall be forfeit to L.B.S.Marten.

CHANGES OF DATE

L.B.S. Marten may consider a request from a Client to change the dates of the booking after confirmation has been issued. Agreement will be given subject to the following conditions being met: 1. the request is received more than 8 weeks away from the start of the booking 2. the Client pays an administrative fee of £20 (plus VAT).

VAT is included in the rental fee where applicable.

Ingoldisthorpe Hall, Ingoldisthorpe, Kings Lynn, Norfolk, PE31 6PD

Tel: 01485 541207

info@mountamelia.com

www.mountamelia.com

Mount Amelia

Country House and Cottages

PERIOD OF HIRE

Rentals commence unless otherwise notified at 5:00pm on day of arrival and terminate at 10:00am on the day of departure.

USE OF PROPERTY

The number of persons occupying a property must not exceed the maximum number stipulated in the advertised details. The property will be used for personal and domestic purposes only. The property shall not be used for any commercial purposes without the written consent of L.B.S.Marten. L.B.S.Marten reserves the right to refuse entry to the entire party if these conditions are not observed.

COMPLAINTS

Should there be any cause for complaint during the occupation of the property it must be notified promptly to L.B.S.Marten and in the case of serious problems confirmed in writing.

BREAKAGES OR DAMAGE

The Client is legally bound to reimburse L.B.S.Marten for replacement, repair or extra cleaning costs on demand.

CARE OF THE PROPERTY

The Client 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 rental period as at the beginning.

SAFETY

The owners or their agents cannot accept liability for any damage or loss to any property or possessions or personal accident sustained by you, your party members or any visitors and therefore advise all guests have full holiday insurance.

PETS POLICY

Pets allowed in Laundry Cottage and Gardeners Cottage 1 only. Strictly downstairs only.

No pets of any kind are permitted in the Main Hall, The Folly, Ivy Cottage or Gardeners Cottage 2.

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LIABILITY

L.B.S.Marten (for himself, his employees and agents) shall not be liable to Client or third parties for any accident, damage, loss, injury expense or inconvenience, which may be suffered, incurred, arise out of or in any way connected with the rental. No term of the Contract is enforceable under the Contracts (Rights of The Third Parties) Act 1999 by a person who is not a party to the Contract. If the property which the Client has booked becomes unavailable or unusable for some reason prior to the date of a booking, then L.B.S.Marten' obligation will be to 1. use their best endeavour to find a suitable alternative property, or failing which 2. to reimburse the Client for any monies paid.

WARRANTIES

L.B.S.Marten does not warrant and is not responsible for the accuracy of any verbal information given or statements made by its employees or agents.

RIGHT OF ENTRY

L.B.S.Marten shall be allowed the right of entry to the property at all reasonable times for purposes of inspection or to carry out any necessary repairs or maintenance.