

Terms and Conditions

1. USE OF THE PROPERTY

Although the Client may invite occasional visitors into the property during the day the number of persons occupying the property overnight must not exceed the maximum number stipulated on the Booking Confirmation. The property is let as a holiday home and may not be used as a venue for an event nor made available to paying guests except without written exception; which if given will be detailed in the booking email. We reserve the right to deny access to the entire party, to require the entire party to immediately vacate the property and / or to retain the full Cautionary Deposit if this condition is not observed.

The client shall not assign, sublet, part with or share possession of the whole or any part of the Property without the prior written consent of the Landlord.

The Owner shall not be under any liability to the Guests or third parties for any accident, damage, loss, injury, expense or inconveniences, which may be suffered, incurred, or arise out of or in any way connected with the let. No term of the Contract is enforceable under the Contracts (Rights of Third Parties) Act 1999 by a person who is not party to the Contract.

The Owner has the right to terminate this lease if for reasons beyond the reasonable control of the Owner the Property is no longer available. The Owner will then refund the whole of the Premium, but will not be liable for any other loss.

If Occupier is considering third party services, he/she must ask permission particularly for: Bouncy castles, Marquees, Professional party suppliers.

2. PERIOD OF HIRE

Rentals commence and terminate at the times specified on the Booking Confirmation.

3. COMPLAINTS & PROBLEMS

Should there be any cause for complaint or a problem during the occupation of the Property, please notify the house manager who will be available. His number is to be found in the Manor Guide. In the case of a serious problem please also confirm in writing.

4. CARE OF THE PROPERTY

The Occupier agrees to take good care of the Property and to leave it clean and tidy and to be responsible for any breakages and items missing or any other loss or damage occurring at or to the Property, during the Occupancy Period. The Occupier will be required to pay for any such loss, damage, breakages or missing items and any cleaning (other than normal cleaning) which is required following departure. We ask to note down all breakages or spillage and let us know before leaving. If one does spill red wine or equivalent on the floors, do mop it up immediately as it will stain the stone or wood. If red wine or equivalent is spilled on the carpets/rugs try to absorb it into a clean cloth but do not treat it with any chemicals or products as we will call in the specialists to remove the stain.

All defects or wants of repair that may be noticed in the Property or the furnishings, fittings, contents or decorations thereof must be reported immediately to the Owner or her representatives and no attempt to repair the same shall be made other than by the Owner or persons authorised by him/her. The Occupier is responsible for the behaviour of all persons who may be resident in (or otherwise in) the Property during the Occupancy Period and for the condition in which the Property is left at the end of the Occupancy Period.

No inflammable or explosive material shall be stored or placed in or close to the Property. No dirt, rags, oil or similar material shall be put in any baths, sinks, lavatory or pipe at the Property. No tampons, sanitary towels, face wipes, diapers, cotton buds, cotton balls, cotton discs shall be disposed of down the toilet, disposal of such items should be in the bins provided throughout the home.

No firearm, shotgun, crossbow or air weapon shall be brought onto the property without written permission first having been obtained and in no circumstances shall any such weapon be kept in the Property.

The Client shall not cause or allow any blockage to the drains, gutters and pipes of the Property and shall not make any alteration, addition, or redecorate the Property.

Please note that food and drink is not permitted above the ground floor level.

Please use cork protectors for hot plates and coasters for under glasses before setting items on tables and wood whether hot or cold.

Smoking: Please note that all internal or covered areas of the property are non-smoking. In the event of any person failing to adhere to this condition The Owner reserves the right to keep some or all of the Damages / Cautionary Deposit from the cautionary deposit. Smoking can take place outside and we ask that all cigarette butts are properly extinguished and disposed of in the bin. It is the Client's responsibility to leave the areas clear of butts upon departure.

5. HOT TUB

Before using the hot tub all members of the party must read the detailed instructions and guidelines provided, and note that these say that prolonged or extended use of a hot tub is strongly advised against for health reasons. Use of the hot tub by minors must be supervised at all times.

Please note that under no circumstances may alcohol or food may be consumed in the hot tub. Before entering the hot tub guests must shower before use and not enter the hot tub if wearing sun cream, fake tan or waterproof makeup. Before entering the hot tub please ensure feet are clean and free of soil or other debris. It is also highly recommended that guests also shower after using the hot tub. No soaps, bubble bath or any such substances may be used in the hot tub at any time.

The maximum capacity of the hot tub is 8 persons. Please do not jump into or up and down in the hot tub and ensure that any use does not cause loss of water. The lid of the hot tub must be lifted by the harness (best if lifted with two people one on each side) and kept on the harness and replaced after use. The hot tub is inspected and tested before every arrival and therefore in the event that failure to adhere strictly to these rules results in contamination and reduced chemical protection leading to inflammation, skin irritation or infection the owners accept no liability.

Should it be necessary to drain, clear out the filter, re-fill and reheat the hot tub due to the above terms not being adhered to the sum of £100 will be deducted from your Cautionary Deposit. Should there be a hosepipe ban at anytime (which is very rare), we will keep the hot tub going for as long as we can, but if they get into a condition that is unclean, they will be drained and out of action until such time as the ban is lifted.

6. LINEN

Sun cream, fake tan, waterproof makeup and hair dye can cause permanent damage to bedding, linen and towels and we ask all guests to take care when using these products. If you plan to use them, we recommend that you bring some spare linen in order to prevent staining during your stay. If such staining occurs, although every effort will be taken to remove any stains if this is not possible, a charge may be levied to replace these items. Face wipes to remove make up have been provided and you are welcome to use them.

7. PETS

Pets are not permitted at the property without express written permission prior to booking.

8. WARRANTIES

The Owner does not warrant and is not responsible for the accuracy of any verbal information given or statements made by its employees or agents.

9. ACCESS

The Landlord shall allow the Client quiet enjoyment of the Property without any interruption by the Owner. However, The Owner (or their representatives) shall be allowed access to the Property at any reasonable time for essential maintenance or required inspections. Wherever possible, this will be by prior arrangement with the Client.

10. PARKING

There is parking space for up to 10 cars on the property.

11. RESPECT FOR OTHER RESIDENTS

The Property shall not be used in such a way as to cause annoyance or a nuisance to any other person nor to the occupants of any other property or land nor for any illegal or immoral purpose or for any trade or business.

The property is rented for use as a private house for the period of the rental and therefore the person/persons renting the house and their guests must treat our neighbours and neighbouring properties with due concern and respect; complying with all relevant by-laws including those relative to noise disturbance to preserve a quiet and peaceful atmosphere, with no noise from pets, musical instruments, radios, television and any other activity likely to cause disturbing levels of sound to other residents at any time.

In particular Hi-Fis, television sets, musical instruments and similar equipment may not be used outside after 11pm during the week and 12:00am Friday/Saturday nights unless other arrangements are specifically agreed. The aforementioned must be used in such a way as to cause no annoyance or disturbance to any person or occupants of neighbouring properties at any time and the volume on all equipment and the voices of occupants should be controlled so as not to be audible outside the Property between 11pm and 8 am.

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Please note fireworks are not allowed on the property except for Guy Fawkes night and New Years Eve, and then only with permission.

Use of Drones is strictly prohibited without prior written permission, if permitted under UK regulations at the time of request. If written permission is given only an insured person with a current CAA PFCO is allowed to pilot.

If balloons get stuck in the trees, there is a fine of £200 to clear them out. Use of Chinese Lanterns is prohibited.

In the event of a noise nuisance being caused by these requirements not being complied with we reserve the right to retain some or all of the Cautionary Deposit, or, in persistent cases, we reserve the right to ask you to vacate the property with immediate effect.

12. ILLEGAL SUBSTANCES / ACTIVITY

The use of illegal substances, or indeed any activity that is against the law of the United Kingdom, is prohibited. As is the use of the property for any immoral purposes.

13. INTOXICATION

Should the Guest or any member of their party arrive at the property for check-in in an apparently intoxicated state we reserve the right to deny access to the entire party.

14. MEDICATION

Please be vigilant about leaving any medication behind i.e. dropped pills/tablets due to the dangers they pose to very young children who are frequent guests.

15. NAPPIES

All nappies should be placed in nappy sacks and then into black bin liners. The Council will not take them unless they are in black bin liners and we will deduct £25 from the cautionary deposit for each time this is not done.

16. RUBBISH

Please note the white bin in the kitchen is for recycling and silver is for general waste. Heavier items are put under the sink in the kitchen. The manager will remove of rubbish if the bins are full.

17. TELEPHONE AND WIFI

Please note a land line is provided for your use for local calls and emergencies only. Wifi is provided for your use and a password provided on check-in.

18. CHECK IN / CHECK OUT

Check in is 4pm and check out at 11am unless different times are discussed and agreed with Owners.

19. FIRES / CANDLES

Please be vigilant with the log fires and any lit candles. They should never be left unattended or burning when the house has gone to sleep, or vacated.

20. DOORS / WINDOWS

Please be sure to lock all doors and windows when leaving the property and upon retiring.

The Owner cannot accept responsibility for any loss whilst you are in occupation and we will charge for any loss of property if either house is not secured.

21. THE LAKE

Guests must be vigilant at all times around the water areas and must not enter the water at any time. The owner accepts no responsibility for injuries caused by imprudent and careless behaviour in or around the lake.

22. BREACH OF CONTRACT

If any of the above conditions are breached by the Guest or any member of their party, the Owner reserves the right to re-enter the property and request that the party leave the property with immediate effect.

These Terms & Conditions if unsigned are deemed accepted upon receipt of payment therefore should you have concerns about any clause please discuss before making any payment.

Signature of Lead Guest:

Name of Lead Guest:

Date:

Authority to Sign

The person who completes the Booking Form certifies that they:

- Are authorised to agree the Booking Conditions on behalf of all persons included on the Booking Form, including those substituted or added at a later date, and binds them jointly and severally to these terms.
- Are over eighteen years of age.
- Agree to take responsibility for the party members occupying the property, and to notify The Owner if they are not a member of that party.

Moreton Manor

Sleeps 15 guests (up to) without flat (sleeps two at extra charge) and Lodge (sleeps five at extra charge)

Self-catered and unstaffed

Unless noted.

Includes

Linen
Towels
Logs for the fire
WiFi Broadband Utilities

Bedrooms

1 Kingsize
1 Queensize
1 Kingsize
1 Single
1 Kingsize
2 Singles
2 Singles
1 Kingsize that can split into two singles

Bathrooms:

3 1/2 bathrooms on ground floor
4 ensembles first floor
1 ensuite second floor
1 shared bathroom on second floor

BBQ: BBQ is provided with briquettes

Features: Tennis court, private lake, hot tub

Technology:

Ground floor
1 TV with Sky Q (satellite) in kitchen
1 TV with DVD player and Sky Q in library
First floor
1 TV with Sky Q and DVD player in bedroom 1
1 TV with Freeview tv and DVD player bedroom 2
Second floor
1 Cinema Room with UHD Blu-ray, accessible Netflix and Amazon (account necessary) also has Sky Q.
1 TV with DVD and Sky Q.