



**TERMS AND CONDITIONS**  
**OF BOOKING**  
**THE BARN**  
**LOWER HARTON FARM**  
**LUSTLEIGH, NEWTON ABBOT,**  
**DEVON TQ13 9SG**

### **1. Booking**

A non-refundable deposit of £250 is required to confirm the booking. The balance is due 10 weeks before arrival together with a Cautionary Deposit of £250. 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. If the booking is within 10 weeks of your holiday, full payment is required immediately.

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.

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 on or 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 water in the grounds.

We ask that you also 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 under control at all times.

### **2. Occupying the Property**

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.

### **3. Cautionary Deposit**

We ask that guests keep the property clean and in good order. Any breakages should be reported and paid for before departure. The owner shall be entitled to deduct from the Cautionary Deposit the cost of remedying any breach of these obligations together with the cost of any service or goods provided.

The whole amount or the balance after any deduction of the Cautionary Deposit shall be refunded to you promptly at the end of your holiday.

#### **4. Maintenance**

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

#### **5. 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.

#### **6. 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 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 under control at all times and are not allowed in the swimming pool area (unless previously discussed with the owner), 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.

#### **7. Smoking**

Lower Harton is a Non-Smoking area.