**TERMS/CONDITIONS & INFORMATION For Thistledown Glamping & Cottages**

**LEGAL DISCLAIMER -**
The contract entered into is between Thistledown Glamping & Cottages and the person making the actual booking - who must be over 21 years old. The person named on the booking must be staying in the accommodation and not booking for a third party. Throughout Wren & Finch may be referred to as ‘The Huts’.

This contract is for a short term holiday let only. By continuing with the booking & paying the deposit this contract becomes effective & we assume you have read all information fully & agree to our terms & conditions, including our hot tub rules of use where applicable.

**BOOKINGS & PAYMENT –**

UPDATED T&C's in relation to Covid-19 - 17/3/2020

**Please note**- Our properties cannot be used to self isolate if unwell or if on 2 weeks isolation if coming from abroad.
Staying on is not an option or additional days to stay on also is not an option. If you become unwell with Covid symptoms prior to arrival, during your stay or within 2 weeks of departure please email/call us immediately.

Information for guests who have been given a voucher for any monies paid prior to the Covid-19 situation -

-The credit voucher is valid for a single transaction only & not redeemable via third party agents, it can only be claimed when booking direct on our own website or by phone with us.

-Can be used in payment towards a new stay before the end of 2021.

-The credit voucher is non-refundable & cannot be exchanged for cash in part or in full.

-Any stay will be subject to availability, no discounts can be used when payment is made in part or in whole with a credit voucher.

-If the cost of the new dates is higher the difference will need to be paid for by you.

-Usual Terms & Conditions apply to all bookings.

For bookings from 25/5/20 - We require a 20% non-refundable deposit to be paid at the time of booking, the full balance is then due 10 days before arrival in the huts & 14 days before arrival in the cottages. Our cancellation policy is as stated below. Thistledown Glamping & Cottages reserves the right to cancel a holiday where full payment has not been received in accordance with these terms, we will also request to have any charges paid if any are incurred due to or because of a missed or declined payment As always we highly recommend you take out insurance.

-The 5% discount for under-occupancy in Finch is available to book direct guests, contact us prior to booking to get your discount code. Discount can not be given after booking. This discount is given with the understanding that only 2 people will be staying in Finch and that only the double bed will be prepared and used during your stay and only 2 lots of towels provided. If Finch is booked for 2 people and more than 2 people stay we will require that the full amount be paid upon request.
-Book Direct benefits are only available to bookings made through [www.thistledownglamping.co.uk](http://www.thistledownglamping.co.uk) or on the phone with ourselves. Bookings made via third parties are not eligible for these offers.

-Any discount codes must be used at the time of booking and can not be applied once the booking has been made.

-Return guest discount must be used within 7 days of your departure and applies to stays of 3+ nights. Contact us to get your unique discount code. Bookings must be made direct with us on our own website & not via third parties. Discount is subject to availability and can not be used with any other offer except Finch’s 2 person discount.

**GIFT VOUCHERS –** Gift vouchers are available to purchase in any amount and can be used in any of our accommodations. The total value can be used in full or part payment towards a stay with us. Voucher has no monetary value & can not be exchanged for cash. No change can be given for a voucher that is not used in full, but if there is a remaining value of over £50 we can issue another gift voucher at our discression, the expiry date will remain the same as on the original voucher. Vouchers can only be used on our website & are not redeemable on third party sites.

**SECURITY DEPOSIT –**

For the huts - The security deposit needs to be authorised at least 24 hours prior to arrival & may delay your check in if it hasn't been pre-authorised.

£100 will be 'held' on your card by our payment system 'Stripe' at the start of your holiday, the money will not leave your account except in the very unlikely case that we make a claim on it.

The booking system we use for the huts - Bedful - will email you in the run up to your stay prompting you to complete the authorisation, this can either be done by yourself using the link provided or we will manually authorise this (using the card you used when booking) on the morning of your arrival. If there are insufficient funds or the card/bank fails to authorise this we will contact you to arrange an alternative prior to your arrival. Check in may be delayed if the security deposit hasn’t been authorised. As a last resort a cash security deposit can be given upon arrival but this will be returned back to your card or by bank transfer within 7 days of your departure, we will not return cash upon departure as this does not give us sufficient time to do the necessary checks. For the cottages the £100 security deposit must be paid along with your final balance 14 days before arrival & will be returned within 7 days of departure.

The security deposit is then released within 7 days of your departure assuming your accommodation is left as you found it. We reserve the right to retain part or all of this payment should any damage occur to our property or site during your stay.

Any cleaning that is required above what we expect as normal may also be charged for.

Un-arranged late check out may also be charged for at a charge of £20 per hour or part hour after the agreed departure time.

We will seek to recover all costs if damage or loss of future income occurs over and above the £100 security deposit or if future guests comfort and enjoyment of the accommodation & site is impacted by yourselves.

**PRICES -**
The price of the accommodation includes Electricity, Linen, Towels and hot water unless we specify otherwise.

**PETS -**
Two dogs are permitted in our Shepherd Huts and 3 in Fern Cottage by prior arrangement only, at no additional cost. Pets are NOT allowed on the furniture/sofas unless you provide your own linen/covers to protect ours. Pets must NOT be left alone in the property at any time. You are responsible for your dog at all times & we request that you don’t allow them to run freely without close supervision. There is open water the Shepherd Hut site and a stream that flows through the bottom of the field. We request that you do not allow dogs to enter the pond as this will disrupt the wildlife that live here.  Please be aware that guests staying in our other Shepherd Huts may also have a dog. Please always clean up after your dogs, we provide a bin in the car park for this.

**CANCELLATION & INSURANCE -**

By making your booking our agreement is a legal contract. If you wish to cancel your booking the following charges apply (% is of total break cost):

- 20% deposit is non-refundable at any time.

- For any amendments to your booking (ie date change) a £25 admin fee will apply.

- less than 2 weeks before the start date of your stay we are unable to refund the cost of your holiday.

- In the event that the UK/Welsh Government should impose any further Covid-19 travel restrictions any monies paid are not refundable but we will transfer your stay to suitable alternative dates within one year of your original stay.

In the unlikely event that WE have to cancel your booking we will refund the full cost of your booking. Our liability would not extend beyond this refund.

We are unable to refund any monies paid in the event of a Force Majeure.

**We strongly recommend that you take out holiday insurance**.

**NON-AVAILABILITY OF ACCOMMODATION -**
We reserve the right, in the interest of safety or any other reason beyond our control to cancel or alter arrangements made for you. In this very unlikely event we guarantee to return to you any payments you have made to us, including your deposit. Our liability would not extend beyond this refund.

**GUEST NUMBERS -**
Under no circumstances may any more than the number of guests on the booking form occupy the accommodation.

Wren sleeps 2 adults. Finch sleeps a maximum of 2 adults & 2 children under 16 years old. We do not accept more than 2 adults in Finch - no adult group bookings. Fern Cottage sleeps 2 plus one infant under 2 yrs old. You will be asked to leave immediately with no refund if the accommodation exceeds this.

Name & address of the person booking/staying must be given at the point of booking and is non transferable. We reserve the right to refuse or revoke bookings from parties, which may in our opinion prove unsuitable as a result of their behaviour or otherwise in our Holiday accommodation or does not comply with the terms and conditions.

**ARRIVAL -**
Your accommodation will be available to you between 3pm and 8pm on the day of arrival for guests who have booked direct with us, unless otherwise pre-arranged. Bookings made via a third party (ie Cool Camping etc) may arrive between 4 & 8pm We may not be able to accommodate you if you arrive outside of these times. Please be ready to leave the property by 10am on the day of departure.

**CARE OF THE PROPERTY, EQUIPMENT & YOURSELVES -**
By booking and coming to Thistledown Glamping & Cottages you agree to be responsible for your children and animals and children or animals in your care, and your own welfare and to take all reasonable precautions against personal injury, injury to others and damage to facilities and the Shepherd Huts & Cottages.

Children and animals must be supervised at all times.

When using the fire pit/wood burning hot tub please ensure children & dogs are supervised at all times, we accept no responsibility for any injury caused when using the fire pit, wood burning hot tub or any equipment supplied.

Please do not leave the fire pit or wood burning hot tub unattended at any time and ensure it is fully out when you are finished using it.

All contents & equipment must be left clean & tidy on departure and fridge & bins emptied. Any damages or breakages in the property are the responsibility of you & the members of your party that have caused the damage/breakage. The cost is payable upon demand & subject to any incurred losses, not limited to the loss of rental, interest, & other consequential charges as may be incurred by Thistledown Glamping & Cottages. Minor breakages are not usually charged for being reasonable wear & tear but we request that you inform us of any breakages before departure.

We operate a **NO SMOKING POLICY** throughout our accommodation, this includes vaping. In the event of any member of your party breaching this we will make a charge for additional cleaning & damage caused as a result.

We do not allow any candles, incense, or other highly scented products to be used in our accommodation.

**SITE INFORMATION –**
There is open water and a stream on site, please ensure children and dogs are supervised at all times with this in mind. We request that no one enters the pond or throws stones etc into it, to protect the wildlife that lives there.
Outside of your enclosed garden area we can not guarantee that the boundaries are secure.

Guests in the cottages are requested not to allow your dogs to run free in the drive. We also ask that you do not enter our fields as our sheep live in them.

We operate a quiet site policy. We ask that you respect other guests & our neighbours by not playing loud music or making excessive noise at any time. Our accommodation is not suitable for hen/stag parties.

**RIGHT OF ENTRY –**
The owners of Thistledown Glamping & Cottages reserve the right to enter the accommodation at any reasonable time for the purpose of emergency repairs should they become necessary. They will obviously respect your right to privacy & confidentiality and accommodate any reasonable request as to timing or arrangements in this. The accommodation must be securely locked when you and the members of your party are out & care taken not to expose the property to any fire risk or other risk such as flooding. The owners reserve the right to retake possession of the accommodation at any time for any reasonable reason in particular misconduct has arisen in or around the accommodation.

**DESCRIPTIONS -**
The owners of the property make every effort to describe it fairly but also anticipate possible changes. All information published is given in good faith & is correct at the time of publication, but the owners can not be held responsible for changes beyond their control or which may become known after publication without reasonable opportunity for updating literature/information.
**LIABILITY -**
We do not accept liability for any damages, loss or injury to any member of your party or any vehicles or possessions, unless proven to be caused by a negligent act by ourselves or our employees or contractors whilst acting in the course of employment.

Electricity and water are included in the price of your stay, WiFi is available free of charge. In the case of a fault/disruption with a supply of utilities from outside providers we can not be held responsible and will not be liable for compensation. Although we will do our best to liase with the appropriate companies and keep you informed.
**COMPLAINTS PROCEDURE -**
You must inform the owners immediately if a problem arises and every effort will be made to rectify it as soon as possible so that you can enjoy the rest of your holiday. In the event of breakdown of domestic appliances, plumbing, wiring, or any unforeseen occurrence or circumstance the owners will not be required to pay compensation of any kind.

Please note that we will not accept responsibility for any matter of which you are aware of but do not bring to our attention during your stay.

We reserve the right to update out terms and conditions as appropriate and without notice.

**WOOD FIRED HOT TUBS –**

We will fill the hot tubs up with water ready for your arrival. It should last for the duration of your stay. The wood fired hot tub requires you to light the fire to heat the water up. This process takes 1-3hrs. The fire is prepared for use you just need to light & maintain it. Full instructions are left for you to follow. We use a chemical called Endosan in the water which is a chlorine alternative. The tubs have a filter system which will run twice in a 24 hour period. Every day of your stay we will test the water to ensure the chemical level is maintained & top up the water if needed.  We supply enough wood for the hot tub to be heated once in a 24 hour period (included in the price of your stay, unless stated otherwise) Once heated the water will often retain enough heat for several uses during the day or even the following morning if heating the evening before. If you require more wood or wish to heat the water for more than one use in a 24 hour period it can be purchased on site.  The wood burner must not be lit on your departure day as this will mean we can not empty & clean it in preparation for the next guests. Only wood purchased from us can be used in the wood burner to heat the water, you must not use any other wood for this. If you have a sensitivity to chemicals, particularly to those used in swimming pools/hot tubs please let us know when booking your stay.

**HOT TUB RULES OF USE**

* If you are pregnant please seek the advice of your midwife before using the hot tub.
* Persons with heart disease, diabetes, low or high blood pressure, or any serious illness should not enter the hot tub without prior consultation with their doctor.
* People with skin, ear, genital or other body infections, open sores, or wounds should not use the hot tub because of the possibility of spreading infection.
* The heat of the hot tub water speeds up the effects of alcohol and can cause sleepiness, dizziness and unconsciousness.
* Never use the hot tub while using or after using narcotics or other drugs that may cause sleepiness, drowsiness or raise/lower blood pressure.
* Children under the age of 12 are not permitted to use the hot tub. Children do not regulate their temperature in the same way adults too & could over heat more quickly than an adult.
* Children over the age of 12 may use the hot tub under constant supervision of an adult & should be limited to 5 mins in the tub.
* The hot tub is provided for relaxation purposes and is not meant for children to ‘play, jump or swim’ in. Strictly no jumping or excessive splashing. If the water drops below the top pipe significant damage will be caused to the wood fire. If this happens we will seek to recover replacement costs.
* You should limit your time in the hot tub to a maximum of 15 minutes as extending this time can affect your inner organs and cause fever-like conditions.
* Shower with soap and water before and after using the hot tub.
* When the tub is not in use please make sure the cover is on fully.
* We advise that you don't use the hot tub alone.
* Avoid using the hot tub immediately after a heavy meal
* Take care when entering and leaving the hot tub. When leaving the hot tub leg muscles may be relaxed enough to make you unsteady.
* Avoid entering the hot tub water immediately after exercising as the water temperature can affect the heart rate.
* Never use glass near/in the hot tub as broken glass can cause a risk to people in barefoot and is very difficult to see within the hot tub water.
* Take care on the decking by the hot tub as water from the tub can cause it to be slippery.
* Do not use any electrical appliances near/in the hot tub.
* No dogs allowed in the hot tub at any time.
* If any allergic reaction occurs leave the hot tub and rinse off in the shower. If the reaction persists please let us know as soon as possible.
* If any fault or damage occurs with the hot tub stop using it and please contact us at the earliest convenient moment.
* Ensure no contaminants ie. bubble bath, alcohol, oils etc are placed in the water as this can upset the natural balance of the water.
* Do not use the hot tub if you have had diarrhoea within the last 14 days.
* If any extra cleaning above & beyond what we expect from normal usage is needed we reserve the right to ask for the cost of this to be covered.
* Take care when near the wood burner, fire, surround or chimney. These become VERY hot when in use. The inlets inside the tub also become very hot and care needs to be taken around them.
* Use the safety gloves provided in the fire pit box when opening the wood burners door, adding logs or tending to the fire.
* Do not attempt to open the door without the gloves.
* Check the temperature of the water carefully prior to entering the water & throughout your time in the tub.
* Do not stay in the water if the temperature rises above 38 degrees or if you don’t feel comfortable. Cold water can be added at any time.
* DO NOT light the fire until water is fully covering the top hole in the tub.
* Always ensure water is covering the top hole inside the tub, including when you have finished using it.
* DO NOT empty the water out of the tub under any circumstances. This will cause damage to the wood burner.
* We will test the water daily & will adjust the chemical accordingly.
* Once the wood burner has been lit an adult must be present at all times.

For your information – the process of lighting the fire & heating the water ready to use takes approximately 1 to 3 hours.

Many thanks for taking the time to read our t’s & c’s!