

# BALLAMINERS HOUSE

These are the terms and conditions between you, the person making the booking and referred in these terms and conditions as 'the Guest' and the 'Proprietors' Barbara and Max Weiner of Ballaminers House.

Bookings shall be made by telephone or email on +44 (0) 7710 557114 or +44 (0) 7973 555111 or email: [enquiries@ballaminershouse.co.uk](mailto:enquiries@ballaminershouse.co.uk)

Bookings are only confirmed when a deposit has been paid and the guest has received a booking confirmation by e-mail. On payment of the deposit, the guest, confirms that they have read, understood and accepted these terms and conditions.

We are not able to accept bookings from any person under the age of 21. Details of all persons in the party who will be occupying the property are required, including names and ages.

The house sleeps a maximum of eight people and must not exceed this. We also require the number of dogs staying at the house including their breed. We allow a maximum of three dogs. Dogs are only accepted on the condition that they remain in the kitchen and breakfast room and garden of the property during their stay. Young puppies are not accepted. Dogs must be kept under control at all times during their stay. The guest is responsible for clearing up their dog's faeces daily during their stay. If there is evidence of dog faeces in the garden after the guest vacates the property an additional charge maybe made for removing it, which will be deducted from the cautionary deposit.

Our insurance company requires that the guest agrees to lock the windows and all window locks each time the property is vacated. The doors should be locked at night. When the property is vacated on the morning of departure please lock the house and return the back door key to the key safe and the front door keys on the hook in the kitchen.

The guest agrees that if for any reason decides to leave the property before the end date of the agreed period that the guest informs the proprietors, before vacating.

The guest agrees to allow Karl Hughes, our gardener, to carry out his weekly gardening tasks, which is usually on a Friday. The guest agrees that due to the fact the house is old and although a

thorough clean is carried out between each changeover it is impossible to make certain that there are no cobwebs and that every speck of dust has been removed.

The guest accept that caution must be taken on the slate areas in the garden after rain or other wet weather.

Guests are liable for loss and damage caused to the property inside and outside including garden furniture and the soiling of soft furnishings during their stay even if the amount exceeds the cautionary deposit held of £250 and the owner's insurance policy.

Guests must inform the proprietors immediately of any breakages, damage or white goods not working.

Guests may arrive at the house on the start date of their booking from 4 pm.

On the morning of departure guests are required to vacate the property by 10 am . If the property is not vacated by this time a late departure charge of £50 maybe deducted from the cautionary deposit.

The guest is responsible for leaving the property in a clean and tidy condition. All waste, bottles, and re cycling items must be removed, correctly bagged and placed in the bins and re cycling bags and boxes provided at the bottom of the drive. Should the property not be left in a clean and tidy condition an extra leaning charge maybe deducted from the cautionary deposit.

I, the guest accept the terms and conditions above  
Please sign, scan and email to  
[enquiries@ballaminershouse.co.uk](mailto:enquiries@ballaminershouse.co.uk)

Signature\_\_\_\_\_

Name\_\_\_\_\_

Date\_\_\_\_\_