

BOOKING TERMS AND CONDITIONS

Please carefully read through our Booking Conditions detailed below.

YOUR BOOKING

Your booking is made as a consumer, and you acknowledge that no liability can be accepted for any business losses howsoever suffered or incurred by you. When we issue our written confirmation to you, we enter into a contract with you, the Party Leader, which is subject to these booking conditions. Any dispute or queries will be between the Party Leader and The Able Stables. The Party Leader will assume responsibility for the whole party and the compliance with these rules of all guests.

We have the right to refuse any booking prior to the issue of our written confirmation, and if we do this, we will tell you in writing and promptly refund any money you have paid us.

When your confirmation is received, the details must be checked carefully. If anything is not correct, you should tell us immediately. You may not add to the party size stated on your Booking Schedule without prior consent from The Able Stables.

PAYING FOR YOUR ACCOMMODATION

The Able Stables will provide you with an invoice in respect of your stay with us.

We ask for payment of 50% of the cost of your holiday at the time of booking, with the final 50% paid 7 days prior to your arrival.

DAMAGE DEPOSIT AND DAMAGE TO PROPERTY

We do not ask for a security deposit but if during the hire period there are any breakages, damage or extra cleaning caused to the property or its contents by the Party Leader or any member of your party (including a pet), then the Party Leader should report the Able Stables as soon as possible.

We ask that The Able Stables is notified and the Party Leader undertakes to reimburse The Able Stables for all reasonable costs it incurs for repairing any damage or if applicable replacing the item(s) damaged or broken if any of the following occurs during your stay:

- there are any breakages or damage caused to the property or any furniture (including moving), equipment, or utensils, either within or outside the property (including without limitations);
- loss or non-return of keys. Please note there will be a charge for a lock smith for any keys lost if necessary;
- neglect or damage to the property; or
- the Party Leader has vacated the property and the property requires any additional cleaning beyond what would be reasonably and normally expected.

CHANGES TO A BOOKING

Once made, the date of your booking may not normally be changed, except at the discretion of The Able Stables.

If you need to cancel your booking, you must contact us as soon as possible in writing.

If you cancel your booking within 21 days of your proposed arrival, The Able Stables reserves the right to retain 50% of the cost of your booking.

If you cancel your booking within 7 days of your proposed arrival, The Able Stables reserves the right to retain the full cost of your booking.

CANCELLATION OF BOOKING BY US

If we must cancel your booking in advance for any reason, to the extent that it is available, we may be able to offer you a suitable option nearby. However, we cannot guarantee that this will be available.

GENERAL

PETS

Where pets are permitted in the property:

- They must not be left unattended in the property at any time.
- They must not be allowed in any of the bedrooms or on any of the furniture within the property.
- They must be kept under strict control at all times.
- The guest(s) must bring baskets and bedding for the pets.
- Any damage (which must be reported immediately) or excessive cleaning caused by pets may incur additional charges to be requested at The Able Stables' discretion.
- If the garden is described as enclosed, it does not mean that it is 'escape-proof' for pets.
- The hirer must clean up any fouling of gardens or grounds without delay.

ACCIDENTS, INJURY AND PERSONAL PROPERTY

The Able Stables shall have no liability for the death or personal injury to you, the Party Leader or any member of your party, unless such death or personal injury is caused by negligence on the part of The Able Stables.

The Able Stables will not be liable for any act, neglect, or default on the part of any other person not within their employment or otherwise under their control, nor for any accident, damage, loss, injury, expense or inconvenience, whether to person or property, which the guests or any other person may suffer or incur arising out of, or in any way connected with, the rental unless The Able Stables is responsible.

You must take all the necessary steps to safeguard your personal property. The Able Stables accepts no liability for loss of or damage to the Guest's possessions on The Able Stables' property or land.

Nothing in these clauses excludes or limits the liability of The Able Stables for any matter which it would be unlawful for The Able Stables to exclude or attempt to exclude.

WEBSITE AND ADVERTISEMENTS

The Able Stables aim to ensure that the information and descriptions provided are accurately conveyed on the official website (www.theablestables.com) and in any authorised third-party websites or advertisements. There may be small differences between the actual accommodation and its description as we are always seeking to improve services and facilities. Should any facilities or services become unavailable, we will tell you as soon as possible after we have been made aware of the situation. Similarly, we cannot accept responsibility for any changes or closures to local area amenities or attractions mentioned on the website or advertised elsewhere.

DURING YOUR STAY

You can arrive at your accommodation between 3pm and 4pm on the start date of your holiday and you must leave by 10am on the last day.

The Able Stables is entitled to refuse to hand over to you, or to repossess, the property if we reasonably believe that any damage is likely to be caused by you or your party. We can also repossess the property if damage has already been caused.

You cannot allow more people than you have booked to stay in the property. You may not carry out any form of trade or business from the property, nor may you sub-let any part of the buildings.

The buildings are entirely NON-SMOKING, and you agree not to smoke in any part of them. Smoking outside is of course permitted.

You must allow The Able Stables or any representative of The Able Stables access to the property at any time during your stay; however forewarning will be given.

THE GUEST'S OBLIGATIONS

The Party Leader agrees the following:

- To take good care of the property and leave it in a clean and tidy condition at the end of the holiday. A cleaning service is not provided during the holiday unless otherwise specified, agreed, and paid for in advance. Should The Able Stables be dissatisfied with the condition of the property once it has been vacated, they may refuse to take a booking from any member of the party again;
- To permit The Able Stables reasonable access to the property and not to part with possession of the property, or share it, except with members of the party shown on the Booking Schedule;
- Not to sell or transfer the booking to another party without The Able Stables' agreement;
- Not to exceed the total number of people stipulated in the property description – a cot may only be occupied by a child aged 24 months or less; and
- Not to cause an annoyance or become a nuisance to occupants of adjoining premises and not to smoke inside The Able Stables.