

## Terms and Conditions

All accommodation prices are per room per night based on two guests sharing and includes full English breakfast, served between 7-9am.

Reservations are confirmed at the time of booking. A 30% non-refundable deposit will be required as confirmation of your booking. Payment can be made by cheque or bank transfer.

If you need to cancel please contact us immediately. We reserve the right to charge the full amount due in the event of a late cancellation within 5 days of the arrival date where we are unable to re-let the room, or due to no show. We respectfully remind guests that a reservation constitutes a contract and guests are advised to take out appropriate holiday insurance policies.

We the owners will not accept any liability of any damage, loss, theft of any items bought to the premises.

We regret Biss Barn is not suitable for children under 18 years old

Smoking is not permitted in any area of the house.

Rooms are available from 4pm onwards (unless by prior arrangement)  
Please vacate rooms by 10am (unless by prior arrangement)