



Little Canwood House LLP
Welcheston Court, Woolhope, Herefordshire, HR1 4QU
info@littlecanwoodhouse.co.uk / 07887 714973

Terms and Conditions applying to Little Canwood House

1. Horses (Please read carefully)

Please do not enter the fields with horses/cows with calves in. Please do not feed any animals on the fields.

There is a strand of electric wire attached to the fence from the field side to prevent the horses leaning over the fence. Please ensure that you do not attempt to climb the fence.

Please do not touch the wire.

Please make everyone in your party aware of this.

2. Terms

Bookings are from 4pm on day of arrival to 10am on day of departure (subject to unavoidable delays). Later departure can sometimes be arranged, please ask. Upon departure you are obliged to leave the house in a clean and tidy condition.

3. Booking confirmation

Bookings will be confirmed upon receipt of 20% of the accommodation rental. The deposit is non-returnable. Method of Payment – Bank Transfer or Cheques to be made payable to 'Little Canwood House' unless the booking has been made at short notice where the same day bank transfer is required.

4. Cancellation

Contact us immediately by telephone or email if you have to cancel your holiday. If a cancellation is made after settling the balance a part refund will only be given if the dates in question are re-let. We will endeavour to re-let and if successful will refund the whole (minus admin of up to £50) up to a maximum of the rental we achieve for the re-let, bearing in mind that we may have to discount the rental to achieve a re-let at short notice.

5. Availability

Should the property not be available due to circumstances beyond our control (for example fire, theft or damage) we cannot guarantee to provide alternative accommodation, in which case all sums will be returned to you in full. You will have no claim against us.



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6. Number in your party

The number of persons using the accommodation Little Canwood House (except for babies in cots where applicable) shall not exceed the max stated unless previously arranged. Cots are deemed suitable for babies up to 2 years. The owner reserves the right to refuse admission to any persons or animals not declared on the booking form or agreed to in writing at an earlier date. We reserve the right to cancel our contract, and demand the payment of the extra £150, should this condition not be observed.

7. Damage

Articles found to be missing or broken from the house, garden area or the games room will be paid for by the hirer, as will damage to the fabric (reasonable wear and tear accepted). The owner will not be responsible for any loss or damage whatsoever to any property, including vehicles, belongings to the Hirer or any member of the party.

The Hirer is responsible for the holiday accommodation and its equipment during the period of their stay. The accommodation, equipment, utensils etc. should be left in the same state of cleanliness and general order in which it was found (i.e. the last load in the dishwasher is acceptable).

Where towels and bed linen are provided, this is for your convenience and comfort and we ask that you take special care when using them, so as not to damage or permanently stain them. The use of self-tanning lotion/fake tan/hair dye is a particularly common example of something that causes permanent stains. If permanent staining is found on linen, towels, carpets or upholstery this will be charged to the Guest.

8. Web site

The information given on this website is given in good faith. We reserve the right to make changes in the interest of improvement. All links to external websites are provided for interest only, we cannot be held responsible for the content of these websites.

9. Holiday Insurance

Once the booking is confirmed the Hirer is responsible for the total cost of the holiday. In the event of cancellation we will endeavour to re-let the property and make a refund of monies paid less the deposit which is non-refundable. We would recommend that holiday insurance be taken out.



10. Complaints

If you are not entirely satisfied with the property please contact the owner immediately and every effort will be made to make right any problem. Complaints not reported during occupancy cannot be investigated at later stage.

11. Access to the property

The property owner or his representative shall be allowed access at any reasonable time during the holiday occupancy.

12. Non-Smoking Property

Little Canwood House is non-smoking. However smoking is permitted outside the property and ashtrays are provided for this purpose.

13. Dogs

The hirer must let the owner or his representative know if they have a dog in their party before booking is made. There is an extra charge of £40 per dog per stay. In some cases a security returnable deposit of £200 will be taken. This will be returned to the hirer after an inspection has taken place and there were no damages and the property was left in satisfactory condition.

All dogs permitted to stay must be kept under strict and proper control at all times. They must not be left alone at any time in or near the accommodation or allowed on the cottage furniture and beds. They should be walked away from the grounds for toiletry purposes. Dogs are not allowed to enter fields with horses or other animals. On your departure the property should be vacuumed to remove any hairs that may have accumulated. For more details on our Dog Policy please read Appendix 1.

14. Internet safety

Where Wi-Fi is available, Guests are solely responsible for complying with all relevant laws and insuring that no computer or software virus, inappropriate or illegal material, is accessed or downloaded, and we shall be fully indemnified by any Guest using a Wi-Fi internet service against any computer or software virus which is downloaded and damages software, systems or hardware, and against any other consequences of the accessing or downloading or inappropriate or illegal material. It is the sole responsibility of each Guest to ensure that any parental locks or other restrictions are in place, and we cannot accept any responsibility for any inappropriate access or use of the internet by children or others



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15. Personal Information

All personal information collected through the forms in this website will be used only for the purpose intended, eg to answer an enquiry or to process a holiday booking. Personal information will not be retained for longer than is necessary to satisfy the enquiry or booking made. We will not pass your personal details to third parties without your permission other than Premier Cottages Limited. Little Canwood House is a member of Premier Cottages Limited which is a professional collective of independent luxury cottage owners. Premier Cottages promotes our properties on our behalf as well as other luxury cottages. As members of Premier Cottages we would like to give them your information so that they can contact you about quality properties that you might like. You may unsubscribe from this service at any time as detailed in our Privacy & Cookie Policy.

16. Forgotten items

Found items after departure are always reported to the manager. Last guests are always contacted. Unclaimed items are kept for one month only.

(PLEASE GET IN TOUCH IF THERE IS ANYTHING YOU ARE UNSURE ABOUT IN THESE TERMS. WE AIM TO MAKE YOUR STAY AS PLEASUREABLE AS POSSIBLE).



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APPENDIX 1

Dog Policy

Here at Little Canwood House we know that doggies need holidays just like humans, so you are welcome to bring him/her along at a small cost of £40 per dog. (Sometimes we ask for security returnable deposit of £200. This is to cover any damages that may occur. This will be returned after your stay). We are particularly suitable for a doggy holiday as our farm land adjoins the cottage and there are wonderful forest walks nearby.

However we would ask that you considered the following points so that our future doggy guests (and their owners!) enjoy their holidays as much as we hope you do.

1. Canine companions often love to have their own blankets with them – and humans prefer beds, sofas and chairs free from doggy hairs! Therefore your dog needs to spend its holiday downstairs in the kitchen area (which is huge) and to use his own blanket/bed for sleeping and resting. Please let us know if you would like to use a stair gate to keep the doggy downstairs and we can provide it for you.
2. Please, can you make sure that you clean up after your doggy. You will find some poop bags in the 'dog welcome basket' in the house, for use on the lawn in the garden area.
3. As we know the weather can be unpredictable, so if it gets wet and muddy, you will find a short hose in the left corner of the garden for washing his/hers paws. We can provide an old towel, please ask!
4. Dogs get lonely too, so please do not leave your dog in the property on its own!!! It is likely that it will become agitated and therefore it can scratch the furniture or it can hurt itself.

Doggy Emergency

In case there is an emergency and something happened to your dog, you can contact several Vets in Hereford:

- Holmer Vets, Roman Rd, Hereford HR1 1LE, 01432 272468
- Brookfield Vets, 1 Old Eign Hill, Hampton Park, Hereford, HR1 1TU, 01432 357 222 or 01432 271090

Little Canwood House, Checkley, HR14NF, info@littlecanwoodhouse.co.uk, 07887 714973, 07922 431817,
www.littlecanwoodhouse.co.uk



APPENDIX 2

Inventory

Inventory:

KITCHEN

Baking sheet
Baking tin (cake)
Baking tray x8
Bottle opener x2
Bread bin
Bread/chopping boards x3
Bread knife
Carving knife and fork
Casserole dish and lid
Coasters
Coffee pot
Coffee machine (Tassimo)
Colander
Condiment set
Cooling rack x 3
Corkscrew
Electric kettle
Electric toaster
Non-stick frying pan x3
Fruit bowl/ basket
Frying pan x2
Garlic press
Grater
Ice cube tray
Kitchen scales
Kitchen scissors
Knife sharpener
Ladle
Large glass dish
Lemon squeezer
Measuring jug
Meat serving dish
Milk pan
Mixing bowls x3
Oven glove x2
Oven roasting tin x2
Pasta pan x2
Pie dish x4
Place mats x16
Potato masher



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Potato peeler
Rolling pin
Salad bowl & servers
Saucepan with lid (large)
Saucepan with lid (medium)
Sauce pan with lid (small)
Sieve
Spatula
Steamer
Slotted spoon
Tea pot
Tin opener
Toast rack
Tongs
Tray
Vegetable knife (small)
Water jug (plastic)
Whisk
Wooden spoons x6
Oil aga
Microwave/oven
Electric hob
Fridge
Freezer
Washing machine
Tumble dryer
Table
Leather chairs x8
Blind on each window/door

CHINA: DINNER AND TEAS SERVICES (MATCHING):

Cereal/dessert bowl (1 per person)
Soup plate/bowl (1 per person)
Egg cup (1 per person)
Gravy sauce boat x2
Milk jug (large and small)
Sugar basin
Teas cup and saucer (1 per person)
At least 2 per person:
Mug
Plate (large and middle-sized)
Plate (small)
Tumblers
Wine glass
Beer glass (1per person)
Champagne flutes



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CUTLERY DRAWER:

Soup spoon (2 per person)
Tablespoons
At least 2 per person of:
Teaspoon
Dessert spoon
Table fork
Dessert fork
Table knife
Dessert knife

CLEANING EQUIPMENT:

Broom
Bucket
Cleaning agents
Clothes line/drying facility
Clothes pegs
Dust pan and brush
Floor mop
Iron and ironing board
Kitchen hand towel x1
Refuse container
Tea towels x6
Vacuum cleaner
Washing up bowl
Washing up liquid
Ashtrays x3
Dustbin
Recycle bin
Flower vases x3

Miscellaneous

Fire blanket
Fire extinguisher (2)
Smoke alarms
First aid kit
Log basket
Door mat
Logs
Spare light bulbs
Ipod dock (games room)
Torch (2)
Visitor's book
Waste bins



Yellow Pages

BEDROOMS:

Television (master bedroom)
Additional blankets (1 per each room)
Duvets (in each room)
Coat hangers (4 per person)
Travel cot
Mattress protectors (1 on each bed)
Pillows (2 per person)
Pillow protectors
High chair
Curtains/ blinds on each window

LIVING ROOM:

Television
Sky box
DVD player
Side tables x4
Coffee table
Throw x2
Sofas (3)
Sideboard
Bookshelf
Chair
Table lamps x4
Blinds x3
Curtains on double door
Log basket x2
Cushions x10
Fireside tools
TV stand (glass)

SEATING AREA:

Television
Coffee table/toy box
Corner sofa
TV stand (glass)
Shelf
Lamp
Book stand with books

BATHROOMS:

Bath mat (one in each bathroom)
Bath towels (1 per person)
Make up flannel (1 in each bathroom)



Pump soap (1 in each bathroom)
Disposal bin (1 per bathroom)
Hand towels (1 per person)
Hand towels (1 in each bathroom)
Heated towel rail (1 in each bathroom-upstairs only)
Loo brush and container (1 in each bathroom)
Loo rolls (2 in each bathroom)
Mirror (in each bedroom & bathroom)
Shaver point (in each bathroom)
Shutters on each window

GAMES ROOM:

Full size pool table and accessories
Table tennis and accessories
Football table and accessories
Fire extinguisher
Play kitchen and accessories
Ride on toys x2
Cars x 3
Prams x 1
Dolls x2 and accessories
Tent
Bar chairs x2
Framed football Tshirt
Framed disc Queen
Framed jockey trousers
Shape sorter early learning toy x2
Ball
Children size pool table/table tennis/air hockey and accessories

OUTDOOR FURNITURE:

Wooden table
Chairs x8
Wicker sofa and cushions
Wicker chairs and cushions x2
Wicker table with glass
Wicker chairs x4 with cushions