

Hollowbrook Cottages

stylish country holiday homes

Terms & Conditions

Hollowbrook Cottages has a strict **no smoking policy**, this includes anywhere on the premises.

Bookings can be made by telephone or email, and will be confirmed by us in writing (or by email if you prefer) on receipt of 50% deposit, which is non-refundable. The balance is payable one month before your arrival date. Balances not received by the due date will be considered as a cancellation of the booking by you, if they have still not been received after a reminder from us by telephone and/or email. In the event that the booking is for a period less than one month ahead, the entire cost will be payable on booking. Payments should be made by credit or debit card (by telephone) or by cheque to "Old Rectory Hotel".

Cancellation - In the event of cancellation by yourself, we will endeavour to re-let the property for the period of your booking. If we are successful in re-letting we will reimburse the cost of the holiday less the 50% deposit. If we are unable to re-let the property, you will be liable for the full cost. We would advise that guests take out a travel insurance policy which covers booking cancellations.

Arrival & Departure - We agree to provide you with a high standard of product, and that the property will be clean and ready for you on arrival. Your cottage will be ready for you from 4pm on the day of arrival. Please vacate by 10am on the day of departure.

Utilities - Electricity, gas, central heating (summer excepted) and wifi internet access are included in the hire charge. Logs for the woodburner are available from us for an additional

charge. Please note that there is poor mobile phone reception but there is a payphone in the adjacent hotel

Neighbours - Adjacent to your holiday cottage, there are other cottages as well as our hotel. Martinhoe is a tranquil spot and we would ask you to please respect your neighbours whilst you are with us.

Maximum Number of Persons - The number of people staying in your cottage is to be arranged at time of booking and is limited to a maximum of 6 in the case of a 3 bedroom let or 4 for a two bedroom let. We reserve the right to terminate the hire without notice, and without refund, for breach of this condition.

Pets - One, well behaved dog is allowed with prior notification, at a charge of £20 per stay.

Breakages Deposit - While we run the properties with a relaxed, welcoming and easygoing atmosphere and have no stringent house rules, you agree to take all reasonable care of the property and its furnishings and effects, and to leave the property clean and in good order. Any damages or breakages to the property and/or its contents caused by you or a member of your party will be payable by you. We will require a £100 breakages deposit in addition to your booking deposit. This will be held by us until you vacate the property and after an immediate inspection so long as all is in a fair condition, your breakages deposit will be returned. If a small amount of damage is caused, we will allocate a fair percentage of your breakage deposit to repair any damage caused and we will then return any balance available.

Repairs - We reserve the right to access the property with reasonable notice in the rare event of necessary repairs or maintenance work. In the event of an emergency we reserve the right to enter the property without prior notice. We will always maintain your privacy.

Except in the event of death or personal injury resulting from negligence by us, or where exclusion or limitation of liability is otherwise prohibited by law, under no circumstances will we be liable for any damage, injury or loss to you or any member of your party or your property.

Failure to observe any of these Terms of Business will give the Owners the right to cancel your booking, and if you are already at the property to require you to vacate it immediately without compensation.

Directions to Hollowbrook Cottages from M5

Leave at Junction 27 and take A361 past Tiverton and South Molton. Turn right on to A399 to Blackmoor Gate. Turn right on to A39 past Parracombe to Woody Bay Station and Martinhoe Cross (Old Rectory Hotel sign). Take unclassified road across Martinhoe Common to coastal viewpoint (Old Rectory Hotel sign). Bear left to Martinhoe and The Old Rectory Hotel is the first building on the right next to the church. Hollowbrook Cottages are across the courtyard from The Old Rectory Hotel.