

Little Meadow Park – Booking Terms & Conditions

These Terms & Conditions form the rental contract between you (the guest) and Little Meadow Park (the owner). By booking, you agree to these terms.

1. Booking & Confirmation

1.1 When you make a booking, you are offering to:

Enter into a rental agreement with the owner.

Receive an email acknowledging your booking and payment.

Receive a booking confirmation email (including these terms) once payment has been received.

1.2 The booking contract begins when the deposit is paid and accepted by the owner.

2. Fees, Deposits & Payments

2.1 All prices are in pounds sterling unless stated otherwise.

2.2 A non-refundable deposit is required at booking.

2.3 If your balance due date has already passed, full payment is required at the time of booking.

3. Cancellations

By the Owner

3.1 The owner may cancel your booking if:

A health, safety, or quality issue affects the property (e.g. water contamination).

Events beyond the owner's control make your stay impossible.

3.2 In these cases, you will be offered alternative accommodation or a full refund of amounts paid.

By the Guest

3.3 All deposits are non-refundable.

3.4 If you cancel more than 4 weeks before arrival: the balance (minus the deposit) will be refunded.

3.5 If you cancel within 4 weeks of arrival: no refund will be issued.

4. Guest Responsibilities

You agree to:

Provide accurate booking details and update the owner of any changes.

Be financially responsible for all transactions made under your booking.

Not exceed the number of guests stated in your booking confirmation.

Use the property only for holiday purposes.

Show respect to owners, staff, neighbours, and other guests.

Supervise children at all times – especially around hot tubs and near the river. Young children should not use the hot tub unless they can stand with their head above water.

Keep the property, furniture, and equipment in good condition and leave it clean and tidy. extra cleaning may be charged.

Report any damage or breakages immediately and cover the cost of repair or replacement.

Arrive after 4:00 pm and depart by 10:00 am (unless otherwise agreed).

Not allow non-booked visitors to use facilities without permission.

Ensure all guests are aware of these terms.

Failure to comply may result in being asked to leave without refund.

5. Owner Responsibilities

The owner will:

Provide the property as described, in good condition, with exclusive use for your holiday period.

Notify you promptly of any significant changes to your booking.

Provide key collection/return arrangements.

Treat you and your guests with respect and act in good faith.

Comply with all relevant laws and safety standards.

Respond promptly to any issues during or after your stay.

6. Insurance

Guests are strongly advised to take out suitable travel insurance before booking.

7. Dogs

Dogs are welcome in all properties (up to the stated limit).

Four dogs stay free; additional dogs (max of two more) are charged at £25 each per stay.

Dogs listed on the Dangerous Dogs Act 1991 are not allowed.

Dogs must be kept under control, especially near livestock.

Dogs must not be left unattended unless crated.

Dogs may be allowed on furniture but please bring your own throws/bedding.

You are responsible for cleaning up after your dog inside and outside.

Damage caused by dogs must be paid for.

Assistance dogs are welcome in all properties (please advise before booking).

The owner may terminate the holiday if a dog is deemed dangerous or uncontrolled.

8. Electric Vehicle Charging

We do not currently provide EV charging facilities. Charging via a property socket or extension lead is not permitted. Nearest EV chargers are located in Machynlleth town centre.

9. Liability

We do not limit our liability for death, personal injury, fraud, or where otherwise unlawful. We are not responsible for losses that are unforeseeable or beyond our control.

10. Consumer Rights

Your legal rights remain unaffected. Advice is available from Citizens Advice at www.adviceguide.org.uk or by calling **03454 04 05 06**.

11. Ending the Contract

You may cancel immediately if:

There is a significant error in pricing or property description.

We change charges due to currency exchange rates and you do not wish to proceed.

We may end the contract immediately if:

You break the guest obligations in section 4 or the dog rules in section 7.

Events beyond our control prevent your stay.

12. If the Contract Ends Early

If the contract ends during your stay, you must:

Leave the property promptly with all guests.

Notify the owner once you have left and explain why.