



Holiday Cottages - Terms and Conditions

Thatched Cottage

Bookings, Deposits and Payments.

- Thatched Cottage operates week only stays with the change-over day on a Friday.
- Bookings will be confirmed when a non-refundable deposit of 30% of the total rental fee has been paid and the booking form completed and received by the Estate Office. Bookings will be confirmed in writing or by e-mail by the Estate Office.
- Payments can either be made by cheque (made payable to Hopetoun Estate Trust 2007) or over the phone by ringing the Estate Office on 0131 331 9940.
- Bookings will remain provisional for a maximum period of 5 days from the acknowledgement of the initial enquiry. After this time the cottage may be offered to let to other parties.
- The balance of the rental payment is payable 8 weeks prior to the commencement of the rental period. Cottages booked within 8 weeks of the intended start date of the holiday must be paid for in full at the time of booking.
- 50% of the full rental will be refunded on cancellation of bookings up to 8 weeks before the intended commencement of the letting. After this date no refund will be available.
- All payments must be made in £'s sterling.
- The rental fee includes VAT. Hopetoun reserves the right to amend prices should the VAT rates change.
- Where two or more parties join together to take a holiday cottage the booking must be made in one name only. That person will be responsible for all payments and damages.

Additional Terms and Conditions

- All linen, electricity and heating (including firewood) is included within the rental charge.
- Well trained dogs are welcome (and additional charge of £20 is payable to cover extra cleaning requirements) however they are not permitted in any bedrooms or on any furniture. All dogs must be kept under close control whilst at Hopetoun.
- Unless by prior arrangement, guests are requested to arrive after 4pm on the day of arrival and vacate by 10am on the day of departure.
- Guests are requested to leave the property in the same condition as at arrival. Hopetoun reserves the right to make additional charges for extra cleaning or to replace damaged items. Guests are requested to report any damages to the Estate Office prior to departure. Guests may be charged for any bedding, towels and towelling robes that cannot be cleaned due to beauty product residue being left on them, this includes fake tan.
- The maximum capacity of each cottage will be agreed at the time of booking and is not to be exceeded.
- There is a strict no-smoking policy within the cottages.
- Unless otherwise agreed, the cottages are for holiday use only. No filming or other events are permitted unless previously agreed in writing with the Estates Office.

- The contract effected between the hirer and Hopetoun is in terms of Schedule 4 Section 8 of the Housing (Scotland) Act 1988 and confers on the hirer the right to occupy the property for the agreed period for holiday purposes only.
- Hopetoun accepts no liability for any loss or damage arising from guests' holidays and guests are requested to take out adequate insurance to cover their holiday and any activities undertaken.
- Guests are asked to comply with any reasonable requests made by Hopetoun Staff during their stay.
- Hopetoun Staff reserve the right to enter the cottage at any reasonable time for any reasonable cause.
- Hopetoun reserves the right to refuse to hand over the property to any person or persons who in their opinion is not suitable to take charge. In such cases hire charges shall be refunded in full and the liability of the owner shall cease. If Hopetoun is prevented, because of circumstances outside their control (e.g. fire damage, drought or the interruption of utility supplies) from putting the property at the disposal of the hirer, the hire charge shall be refunded in full but the hirer will have no further claim against the owner.
- Hopetoun is a working Estate, from time to time, public and private events are held and land management activities carried out which may restrict access to certain areas for periods of time. Whilst every effort will be made to minimise any inconvenience to guests, please note that there may be times when this is not possible.
- Due to the thatched roof, no fires (including barbeques and campfires) are to be lit in any location other than in the living room fire place. Under no circumstances are fireworks to be used.