



Terms and Conditions.

Welcome to Bracken Hall House. You have chosen to hire the whole property on a self-catering basis and although we want you to thoroughly enjoy your stay we thought it best to set some ground rules!

We would ask that Bracken Hall House is **not used as a "party venue"** and that guests are **respectful of the quiet and peaceful surroundings**. We permit the consumption of alcohol on the premises however **groups who take this to excess may be asked to leave**.

The **full amount** of the stay is required to be paid **6 weeks before your arrival date (with 50% non - fundable deposit at point of booking)**. The booking form must also be complete to secure the booking itself.

Groups will be required to pay a returnable **£250 damage / compliance deposit** prior to arrival **or on check in** at the property. This will be returned **within one week of departure** provided the premises are left in good order. Please also note that failure to comply with any of the terms and conditions detailed on this form may result in the loss, in part or whole of this deposit (the amount of which will be determined by the owners).

We do not permit more than **12 adults** to use / hire the building and associated grounds (additional infants may be accommodated for with permission of the owners). **No further outside guests or visitors are permitted unless permission is granted from the owners prior to arrival**. We ask that children are supervised at all times during your stay and are the responsibility of the accompanying adults.

We do not accept bookings from or for persons **under 25 years** of age or for hen, stag, student or youth group visits and the **property is not to be re-hired to a third party**.

Arrival and departure times are **4.00pm** and **11.00am** respectively. Earlier arrivals or later departures may be pre-arranged if convenient to the owners.

We will be here to greet you at the pre-arranged time to show you around the property and are either on hand (we live directly behind the B&B at Bracken Hall Farm) or contactable on our mobiles if there are any issues, problems or questions (**Sally 07932 750715**) and (**Stuart 07812 180869**).

All Linen and towels are provided but will not be changed throughout self-catering hire and rooms **will not** be serviced daily when booked on a self-catering basis. If additional towels are required for the stay they can be provided for an additional charge of £4 per towel (please just ask).

Sally & Stuart Illingworth, Bracken Hall House B&B
Glen Road, Baildon, West Yorkshire, BD17 5EA
07932 750715 | sally@brackenhallhouse.co.uk | www.brackenhallhouse.co.uk





BRACKEN HALL HOUSE

The buildings **central heating** can be controlled by those hiring the property to suit their needs and the natural spring water is fully filtered, treated and tested for your safety and enjoyment.

Dogs / Pets are strictly not allowed in the building

We ask that if you need to re-arrange furniture (such as tables in the dining room) this is carried out respectfully and you can always ask us to help to make sure there is no damage to the property or contents.

Outside caterers may be permitted but this must be with advance notification and prior agreement with Bracken Hall House owners and caterers must have their own insurance. We also ask that **hot food** is not consumed in the bedroom areas.

Smoking and the use of candles, fireworks, confetti and silly string is not permitted (we have a very sensitive robust fire detection system!).

We are unable to accept any **motor homes**, camper vans, caravans or **tents** at Bracken Hall House or grounds.

The premises should be left **clean and tidy** after use and you are responsible for any **damage** caused during your stay (please bring it our attention on check out).

Groups and individuals visiting / using the building and grounds do so at their **own risk**. The owners cannot accept responsibility for injuries to visitors or loss or damage to vehicles or personal property whilst on the premises or associated land and **your deposit payment is received as confirmation that you agree to these terms and conditions**.

I have read and agree to the above terms and conditions and as group leader am responsible for the group hire of Bracken Hall House

Printed Name:.....:.....

Signed:.....

Date:.....

£250 Deposit Received (Date & Format).....

Your deposit will be returned within one week of departure providing we are satisfied all of the above terms have been met.

PLEASE ENJOY YOUR STAY!!

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