

Deposits: A deposit of the first nights stay is required for all reservations.

Cancellations : For all reservations we take a deposit of the first nights stay. This is fully refundable if you cancel at least 7 days before your date of arrival.

If you cancel within 7 days of arrival we are afraid that your deposit will be forfeited and in some circumstances you may be subject to a further charge of your full reservation total.

This policy applies to all bookings including group bookings.

Bookings may not be cancelled and rebooked for the same dates if a special offer or a last minute cheaper rate becomes available. Our prices may go up as well as down. The price agreed when booking will be the price when staying.

Holiday insurance is recommended.

Amendments : We try to be as flexible as we can but if a booking is amended to fewer nights than the original booking was made for we reserve the right to charge in full for the cancelled nights. This also applies if you decide to check out early once staying with us.

Group Bookings : For the benefit of all of our guests we do not take group reservations of more than 3 rooms together. We reserve the right to refuse your booking if we believe it is part of a larger group, even if you book separately.

All prices are based on 2 people sharing a double room and includes breakfast. We do not allow more than 2 people in a double room. Family rooms are priced as described. Children aged 3 and under there is no charge for when sharing with 2 adults in the family room. Children's prices for the family room are aged 4 to 14. Children 15 and over are charged at full adult rate. Children are only allowed to share a double room with 2 adults by prior arrangement. Please contact us by telephone if you would like to enquire about a child sharing a double room with 2 adults. Only book on line if you are reserving the family room.

Check in : 2.30pm Check out : 11:00am

For security reasons you will be asked to provide some card details at check in.

Residents breakfast served 8.30am until 10:00am

Smoking : Please note that for the benefit of all of our guests all bedrooms are non smoking. If you smoke in a bedroom during your stay then £100.00 charge will be made to your card.

Leisure Facilities : All of our guests receive free access to The Old England Leisure Club whilst staying with us. Ask a member of staff for details.

Please check your confirmation email is correct and bring it with you when you come to check in with us.