

**Property details for Higher Farm Cottage
(provided in PDF format for ease of printing)**

Contents:

1. Property description
2. Floor plans
3. Directions
4. Terms and conditions

Property description:

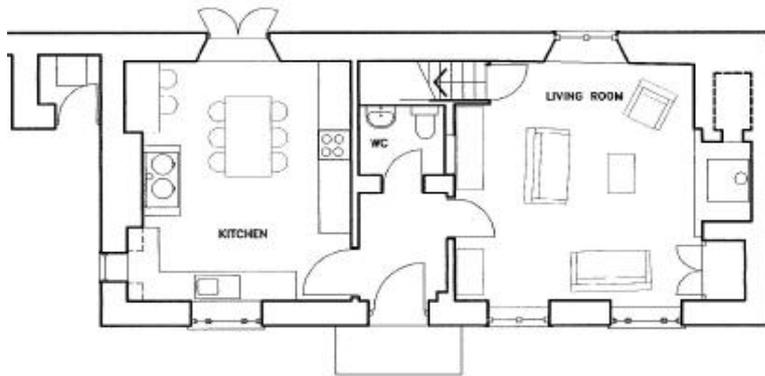
Higher Farm Cottage sits at the edge of the village of Langton Herring, Dorset, near the entrance to Higher Farm. It is a Grade II-listed building dating from around 1690. The cottage is beautiful, comfortable and modern, whilst retaining all of its original character and charm. Unfortunately, this makes it unsuitable for those with limited mobility, the stairs in particular being narrow and steep.

There is no shop in the village, but there is a pub that serves food (The Elm Tree Inn). WiFi and telephone calls to UK landlines are included in the rental charge.

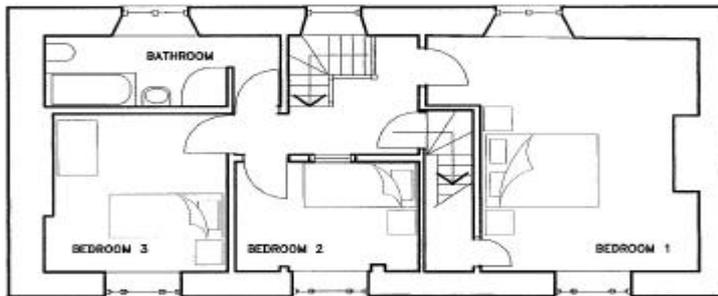
Sleeping 8, this traditional and beautifully appointed cottage offers:

- 3 double bedrooms
- 2 single bedrooms
- Two bathrooms plus cloakroom
- Two-oven Aga in fully fitted kitchen (conventional cooker/hob, microwave, fridge, freezer, washing machine, dryer and dishwasher)
- Free WiFi/Broadband service and free calls to UK landlines. (T&C's apply; see below)
- Large wood burner and inglenook
- Natural stones floors and exposed beams
- Original paintings by local artists
- Gardens to front and rear; garden furniture and BBQ
- Storage for bikes and ample parking

Floor plans:



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Directions:

Property address: Higher Farm Cottage, Langton Herring, Weymouth, Dorset DT3 4HX

From London...

Take M3 towards Southampton. Then M27 (West) towards Bournemouth and Ringwood joining A31 to Wimborne Minster and Bere Regis where join A35 to Dorchester. Then follow directions from Dorchester.

From Exeter...

Take A30 to Honiton, then A35 to Bridport. Then follow directions from Bridport

From Oxford...

Take A34 (South) to M3 Jct 9 and follow directions as from London

From M5...

Leave at Jct 25, Taunton exit, take A358 towards Ilminster. At junction with A303 turn left on A303 and follow signs to Yeovil. Then follow directions from Yeovil

From Bristol/Bath...

From Bristol take A37 to Shepton Mallet (from Bath A367 to Shepton Mallet) then A37 to Yeovil. Then follow directions from Yeovil

From Yeovil...

Take A37 Dorchester road to Grimstone. On exiting Grimstone village take first right towards Winterbourne Abbas and follow through to its junction with A35. Turn right on A35 and then left in approximately 150 metres towards Winterbourne Steepleton. Again in about 50 metres turn right and then immediately left towards Portesham and Abbotsbury. In Portesham at junction with B3157 turn left towards Weymouth. Take second turning on right signposted Langton Herring (on brow of hill) then pass the entrance to Higher Farm on the left. Continue to the next turning and turn left. Continue past the Elm Tree Inn on the right and continue straight ahead across the junction. The cottage is the first on the left after the row of bungalows.

From Dorchester...

Take A354 towards Weymouth. At roundabout take first slip road signed Broadwey and Upwey. Follow signs for Upwey passing under railway bridge. At traffic light T-junction with A354 turn left towards Town Centre and Portland. After a short distance (and just before traffic light pedestrian crossing) take right turn for Nottingham along Nottingham Lane. In Nottingham follow signs towards Abbotsbury passing through Buckland Rippers. Continue until junction with B3175. Turn left towards Weymouth. Take first turning on right signposted Langton Herring (on brow of hill) and pass entrance to Higher Farm, which is the first entrance on the left, and proceed to second turning on left showing sign to Elm Tree Inn. Go past the Inn on your right, continue straight ahead at the junction. The cottage is the first on the left after the row of bungalows.

From Bridport/Abbotsbury...

Take B3157 towards Weymouth. After passing through Portesham Take second turning on right signposted Langton Herring (on brow of hill) then pass the entrance to Higher Farm on the left. Continue to the next turning and turn left. Continue past the Elm Tree Inn on the right and continue straight ahead across the junction. The cottage is the first on the left after the row of bungalows.

Terms and conditions:

Please note that we advertise on a number of commercial websites and these terms and conditions are not always accurately reflected.

These are the definitive terms and conditions under which your booking has been taken.

Bookings

Higher Farm Cottage is available for booking throughout the year. Bookings are normally for a week or a whole number of weeks in the high season. A week commences on Saturday (between 15:30 and 18:00) and finishes on a Saturday (not later than 10:00). The exceptions are the two weeks over the Christmas holidays, which are arranged to ensure that Christmas and New Year fall in the middle of these letting weeks. Adherence to the arrival and departure times is important to ensure thorough cleaning can be effected between guests leaving and arriving.

Short breaks are available in low season weeks between the Saturday changeover days and attract one price (quoted in brackets on the availability calendar) when the cottage is occupied for 4 nights or fewer. Breaks of 5, 6 or 7 nights attract the weekly price.

All prices quoted on our website include VAT at 20%.

For advance bookings, that is bookings made at least 9 weeks before the start of the holiday, an initial booking will be provisional and held for seven days. The booking will be confirmed on receipt of a 30% deposit. If the payment is received later than seven days after the booking, confirmation will only be made if the dates remain

available, otherwise the payment will be returned. A further payment of the remaining 70% of the cost of the holiday plus a GBP100 returnable deposit against breakages and other costs (e.g. telephone) must be received 8 weeks prior to commencement of the holiday.

All bookings made less than 8 weeks before the start of the holiday will be considered firm bookings and must be fully paid within 72 hours of the booking having been made. If full payment, i.e. the cost of the holiday plus a GBP100 returnable deposit, is not received within 72 hours, the booking will become unconfirmed and the dates will become available for letting again

Please see cancellation terms below.

Please note that failure to comply with these terms and conditions may result in the retention of the returnable deposit.

The number of guests must not exceed the declared maximum for the property with the exception of up to a maximum of two infants under 2 years of age, although the total number must be declared at the time of booking. One cot will be available but not cot linen. If a second infant is in the party, then a travel cot and linen will need to be brought to the property by the guests.

In the event of unexpected late arrival the local housekeeper must be contacted at the earliest with a revised estimated time of arrival or entry to the property might not be possible.

The property may not be used as other than a private holiday residence. There must be no sub-letting of the property.

Furnishings within the property must not be moved or otherwise rearranged.

Any problems or complaints must be addressed to the housekeeper or the owners during the period of occupancy. Complaints made after departure from the property cannot be considered.

Cancellation

The initial booking fee of 30% of the cost of the holiday will be forfeit in the event of a cancellation. The initial booking fee will also be forfeit if the full amount is not received 8 weeks prior to the start of the holiday and the accommodation will be considered available for re-letting.

If cancellation occurs after full payment has been received a refund of 70% of the cost of the holiday will be made only if it has been possible to re-let the accommodation.

It is strongly recommended that suitable travel insurance is taken out to cover any unexpected occurrences as there can be no variation of these cancellation terms in the event of late or non-arrival.

The following services are included in the inclusive price for each rental period:

- Sheets (or duvet covers, as appropriate) and a set of pillowcases for each bed
- Two towels for each guest; please note that towels for outdoor use (e.g. beach use) are not provided and should be brought by the guests, as required
- Tea towels
- Fuel for heating and hot water
- Electricity
- A courtesy basic starter pack of consumables will be available on arrival but otherwise it is your responsibility to provide all consumables you will require for the duration of your stay
- A weekly clean and clean towels/bed linen for guests staying longer than one week on request. Normally this would take place on the weekly changeover day for the property but may be on another day by agreement, subject to the availability of the Housekeeper. All personal belongings will need to be stowed in cupboards, drawers or luggage to enable the cleaning to be effected
- Cleaning following occupancy
- Logs for the wood-burning stove

Keys and access

Access will only be given to the person(s) in whose name the booking was made. Sub-letting of the bookings is strictly forbidden under these Terms and Conditions.

Damage, breakages and losses

The repair and replacement cost of all damage, breakages and losses will be deducted from the returnable deposit. Any remaining amount will be returned within 14 days from the end of the holiday.

Broadband and telephone usage

Use of the WiFi (or cable) broadband service is free.

Calls to UK landlines are free. Calls to mobiles and international calls will be charged as used. These charges will be deducted from the returnable deposit.

Restricted mobility

Higher Farm Cottage is a Grade II listed building built in the late 17th Century and while it has been refurbished to a high standard the basic structure is original and largely unchanged. It is a three-storey property with bedrooms and bathrooms on the first and second floors. Access is via original, narrow and steep staircases. It is not therefore suitable for anyone who has difficulty with mobility.

Restrictions on smoking and pets

Higher Farm Cottage is a no smoking environment.
Sorry, pets are not allowed

External storage

Two lockable sheds are available for storage of equipment (e.g. cycles, walking gear, beach chairs, prams, etc.). These also accommodate logs for the wood burning stove.

Local assistance

A housekeeper, who lives locally, is available to provide any assistance that may be necessary. Contact details will be sent with your booking confirmation and are available at the cottage.

Should you require additional services, e.g. receipt of a grocery delivery or similar, a small charge will be made based on the housekeeper's time (minimum charge GBP10.00 plus VAT).