

Property details for Wans Barton
(provided in PDF format for ease of printing)

Contents:

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

Property description:

Wans Barton is a barn conversion with sea views across Chesil Beach, south facing, at the edge of the village of Langton Herring and in the grounds of Higher Farm. The property is modern, comfortable and well equipped.

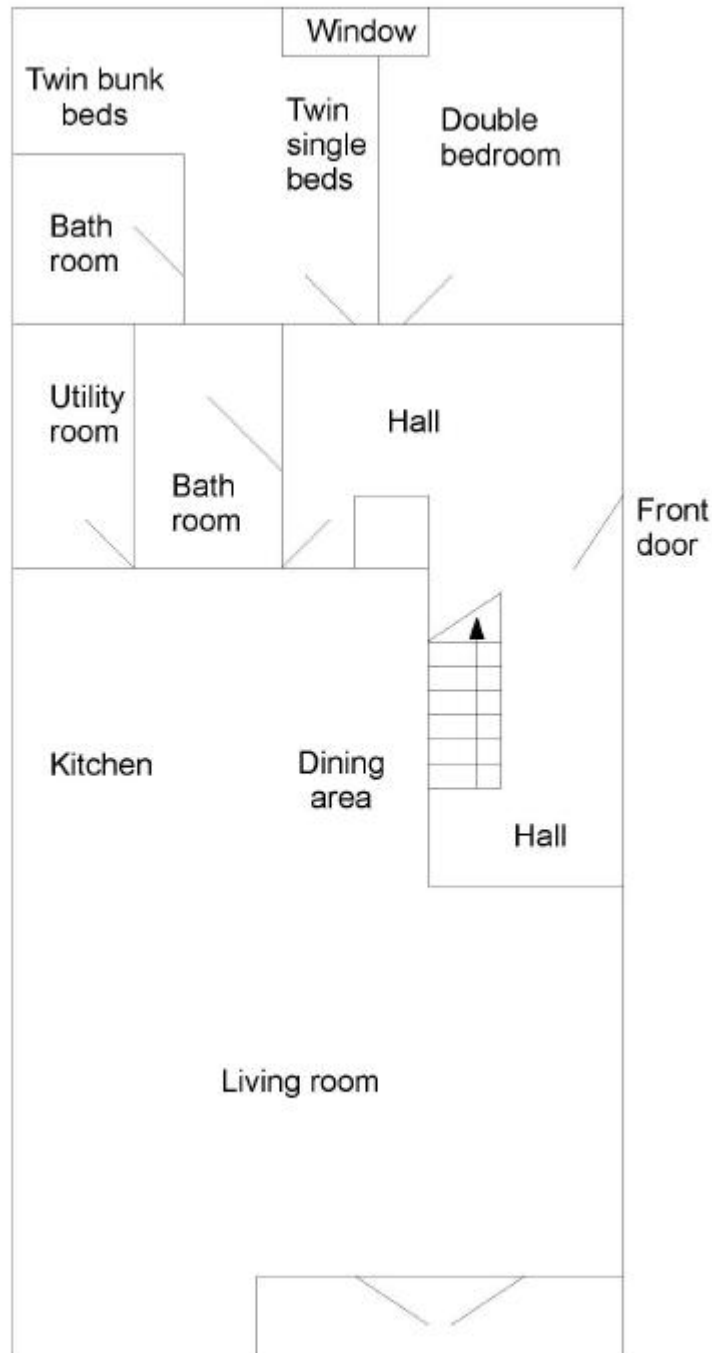
Sleeping 8/10, this beautifully appointed property offers:

- Master bedroom (king sized bed) with en suite shower room (first floor)
- Double bedroom (first floor)
- Family bathroom (first floor)
- Double bedroom (ground floor)
- Bedroom containing twin single beds and twin single bunk beds with en-suite bathroom (ground floor)
- Family shower room (ground floor)
- Free WiFi broadband service and free calls to UK landlines (T&C's apply; see below)
- Twin oven Sandyford range cooker (AGA-like) with twin hobs
- Conventional electric cooker and hob
- Large open plan sitting room (9m x 6m) with sea views and kitchen/dining room (6m x 4.5m)
- Natural stone and wood floors
- A 5-minute walk to The Elm Tree Inn (serves food)

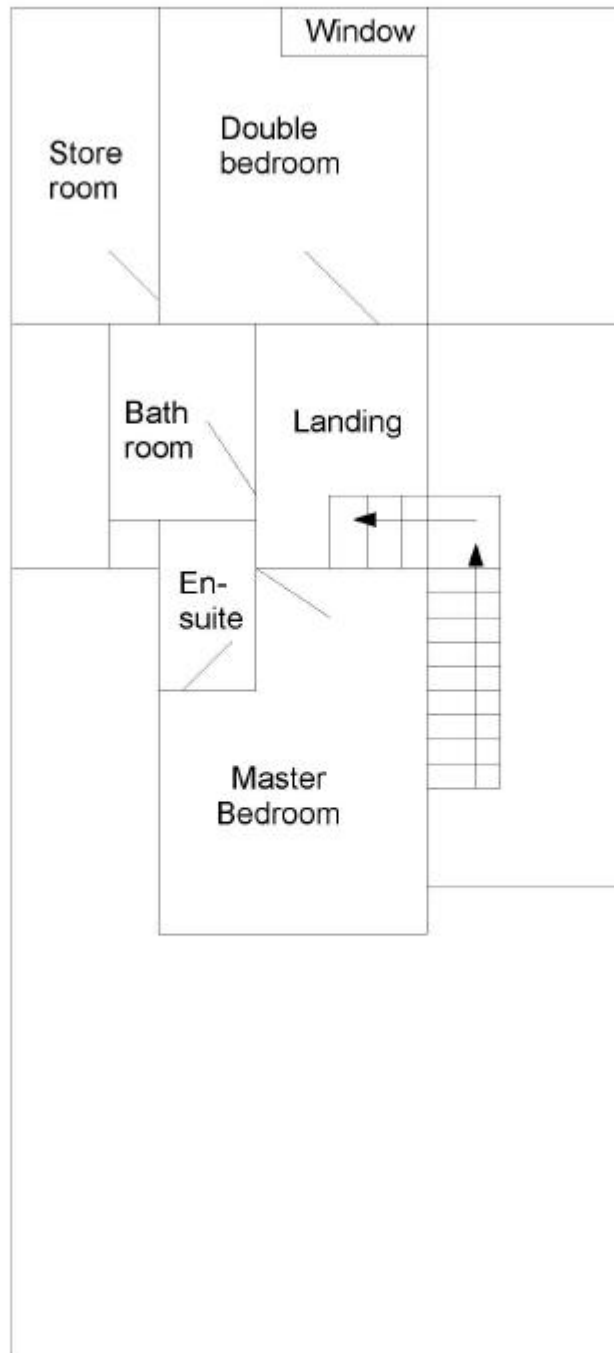
- High quality kitchen with stone floor, two-oven range cooker, fridge, freezer, and dishwasher
- Utility room with microwave, washing machine and dryer
- Picture window gives open views from living room across the Fleet and Chesil Beach to Lyme Bay and beyond
- Ample parking adjacent to the property

Floor plans:

Ground floor:



First floor:



Directions:

Property address: Wans Barton, Higher Farm, Coastguard Road, Langton Herring, Weymouth, Dorset DT3 4HZ

From London/M25...

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 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) and pass entrance to Higher Farm, which is the first entrance on the left, and proceed past the second turning on left showing sign to Elm Tree Inn. Take the fourth turning on the left, Angel Lane (and signed Coastguard Road), drop down the narrow lane and the up the hill to the right hand bend with a sign saying "Private Road No Access to Sea". Do not take the bend but go straight ahead and you will be facing the entrance gate to Wans Barton.

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 Ripers. 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. Do not turn but continue ahead and take the fourth turning on the left, Angel Lane (and signed Coastguard Road), drop down the narrow lane and the up the hill to the right hand bend with a sign saying "Private Road No Access to Sea". Do not take the bend but go straight ahead and you will be facing the entrance gate to Wans Barton.

From Bridport/Abbotsbury...

Take B3157 towards Weymouth. After passing through Portesham take second 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 past the second turning on left showing sign to Elm Tree Inn. Take the fourth turning on the left, Angel Lane (and signed Coastguard Road), drop down the narrow lane and then up the hill to the right hand bend with a sign saying "Private Road No Access to Sea". Do not take the bend but go straight ahead and you will be facing the entrance gate to Wans Barton.

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

Wans Barton 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 Friday (between 15:30 and 18:00) and finishes on a Friday (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 Friday changeover days and attract one price (quoted in brackets on the availability calendar) when the property is occupied for 4 nights or fewer. Breaks of 7, 6 or 5 nights attract the weekly price.

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 GBP250 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 GBP250 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.

The number of guests must not exceed the declared maximum for the property (10) 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.

There is parking for up to 5 cars. Parking of commercial vehicles, caravans, camper vans etc. is not permitted. The erection of tents in the grounds is also not permitted.

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

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

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.

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

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.

These charges will be deducted from the returnable deposit.

Restricted mobility

Wans Barton is a modern conversion of a former farm building and should present no difficulties especially with a wheelchair friendly accessible bedroom and bathroom on the ground floor. Access from the garden/parking area into the property is free of steps or ledges.

Restrictions on smoking and pets

Wans Barton is a no smoking environment. Sorry, pets are not allowed.

Local assistance

A housekeeper, who lives locally, is available to provide any assistance that may be necessary. Contact details are available at the cottage.

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.