

**Property details for St Anthony's Cottage
(provided in PDF format for ease of printing)**

Contents:

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

Property description:

St Anthony's Cottage is next door to Bakehouse Cottage and within 50 metres of Higher Farm Cottage fronting onto Shop Lane. There is a garden at the rear looking across an open field. The cottage is a very old, traditional Dorset cottage and is on 3 levels with narrow, steep staircases making it unsuitable for anyone with limited mobility.

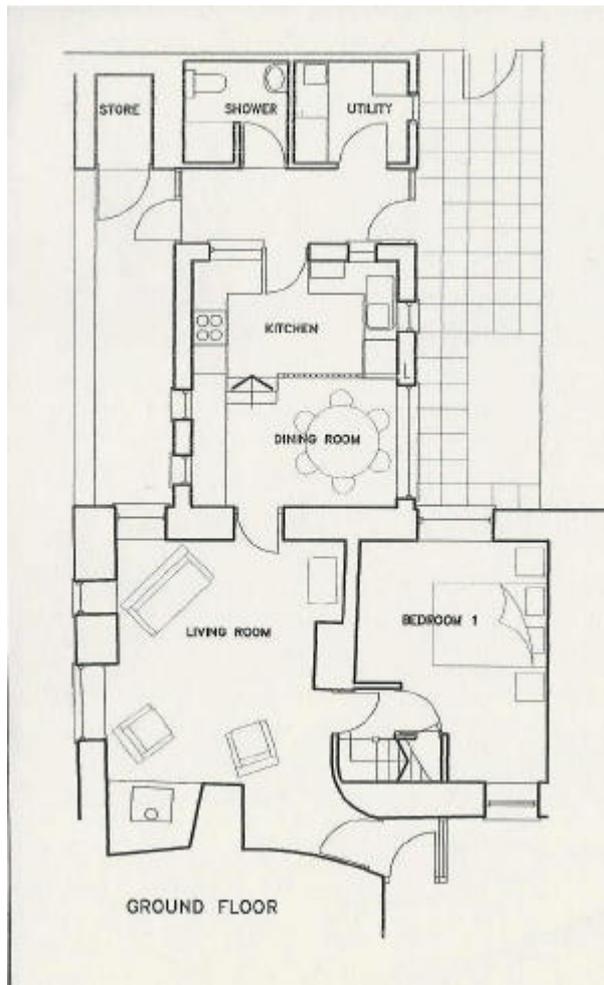
St Anthony's is a very comfortable, well appointed and cosy cottage offering:

- 3 double bedrooms sleeping 6
- Family bathroom with bath/shower
- Inglenook fireplace with wood burner
- Modern kitchen with split level dining area
- Pretty rear garden running to field
- Original paintings by local artists
- A 2-minute walk to The Elm Tree Inn (serves food)
- Free WiFi broadband service and free calls to UK landlines (T&C's apply; see below)
- Freeview TV with VCR/DVD/CD player
- Fully fitted kitchen with cooker, fridge/freezer, microwave and dishwasher
- Laundry (washer and dryer)
- Shower room (shower, WC and washbasin)

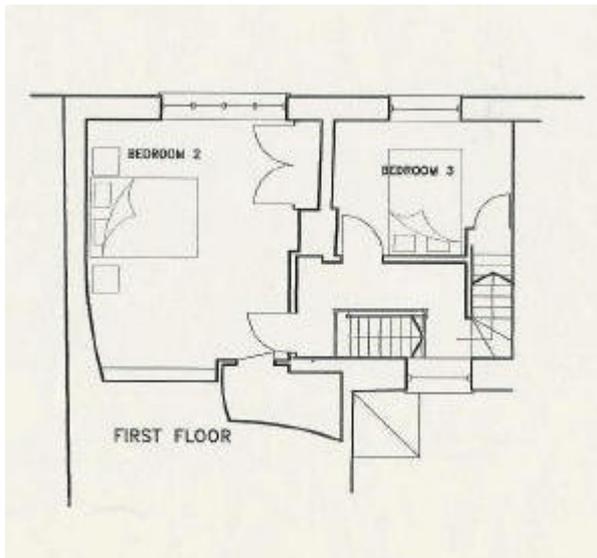
- Paved patio area and garden; garden abuts one of Higher Farm's fields
- Teak benches, a table and a barbecue
- Ample parking by the farm entrance

Floor plans:

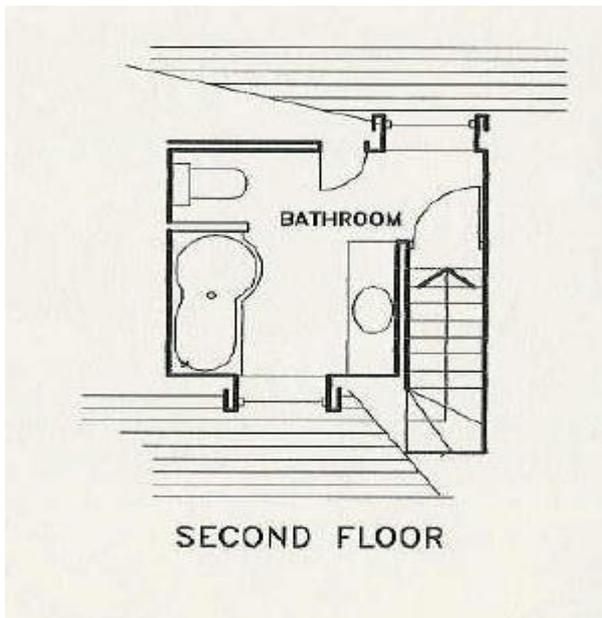
Ground floor:



First floor:



Second floor:



Directions:

Property address: St Anthony's Cottage, 5 Shop Lane, Langton Herring, Weymouth, Dorset DT3 4HU

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. St Anthony's Cottage is on your left just past the junction.

From Dorchester...

Take A354 towards Weymouth. At roundabout take first slip road signed Broadway 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. Go past the Inn on your right, continue straight ahead at the junction. St Anthony's Cottage is on your left just past the junction.

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. St Anthony's Cottage is on your left just past the junction.

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

St Anthony's 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 Sunday (between 15:30 and 18:00) and finishes on a Sunday (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 Sunday 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.

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 infants under 2 years of age although the total number must be declared at the time of booking. A cot will be available but not cot linen. If more than one infant is in the party, then additional travel cots 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.

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

St Anthony's Cottage is a traditional Dorset cottage and while it has been refurbished to a high standard the basic structure is original and largely unchanged. It is a three-storey property and access is via original, narrow and steep staircases. It is generally not therefore suitable for anyone who has great difficulty with mobility except that there is a double bedroom and a shower room on the ground floor with three steps to negotiate between them.

Restrictions on smoking and pets

St Anthony's Cottage is a no smoking environment. Sorry, pets are not allowed.

External storage

A small, secure shed is available for storage of equipment. Solid fuel for the wood-burning stove is stored to the rear of the property.

Local assistance

A housekeeper, who lives locally, is available to provide any assistance that may be necessary. Contact details 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).

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.