

## **Terms and Conditions for staying at Oakhampton Park July 2019**

### **Owner Jim Elliott**

#### Booking

A deposit of 25% of the total rent is required to secure your booking.

The balance of the remaining 75% of the rent is payable by 2 months prior to the start date of your holiday by cheque or transfer. Payment will be acknowledged by email.

If you have reserved the house less than 2 months before your agreed start date, rental payment is required in full.

We deal with only one person as the group organizer to simplify paperwork, transfers and queries.

The security deposit of £1000 is requested at the time of the final payment which will be cashed.

#### Capacity

The house has 12 bedrooms sleeping 24 people, 3 king size beds are splittable. Two rooms have also a double sofa bed/Futon and there are 3 single mattresses for young children if they wish to sleep in their parent's room. 24 is the normal adult limit for the house unless by arrangement

If there are babies instead of young children then cots, high chairs etc must be brought by the parents. Note the main dining room table seats 24 maximum. Please supply names of all intended guests at the time of booking. Final and complete group names, numbers, ages if children under 18 and any pets agreed beforehand with us must be communicated at least 2 weeks in advance. Note babies and toddlers count towards the 24 as they take as much space as adults and the intention is for a comfortable stay for your group not a scrumage! We will not accept parties where children outnumber the adults unless by agreement.

#### Arrival & Departure Times

These are arrival from 5pm, departure 10am unless otherwise agreed prior to arrival. Please do not arrive earlier than the time agreed as the house may not be ready due to turn around cleaning. If you do arrive earlier than agreed you will be asked to leave until the agreed time. Equally please respect agreed departure times so that turn around work can commence promptly.

Ensure any food deliveries arrive after you yourselves have arrived and ready to receive them. We cannot accept delivery on your behalf.

#### Towels

Note due to abuse of bath towels we now supply hand towels only. Please bring your own bath/pool towels.

### Cancellations

If you cancel your booking more than 3 months before the start of your rental occupancy, then your deposit will be returned less £50.

If you cancel your booking less than 3 months before the start of your rental occupancy the full amount will be retained. If however we are able to re-let for that period then your deposit less £50 will be returned to you.

As owner of the property i reserve the right to cancel any booking, in which case your deposit in full will be returned.

**You are strongly advised to take out holiday insurance to cover all eventualities.**

### Breakages and damages Deposit

A deposit of £1000 per part week/week is payable with the balance of funds by direct bank transfer or cheque at the time of the final payment.

Clients agree to take good care of the property and be responsible for the full cost of any damages or breakages caused by persons or pets while staying at Oakhampton Park.

The client must leave the property in a clean and tidy condition as found prior to vacating. We request that any damages or breakages are notified to Jim before departure. Note groups of children can cause damage beyond normal wear & tear.

Any costs will be deducted from the deposit before any balance is returned. Note the property is large and the refund of deposit will be made after your party has left so that a full inspection can be made. Also note the rubbish policy and charges made if not separated out. We allow upto 10 working days for the deposit refund. In that time we will post back any forgotten items requested and deduct the postage from the deposit. After this time we hold no responsibility for forgotten items.

Please ensure all keys are left on the key rack. To lock the back door with the others already locked when leaving the key can be put back through the dog flap.

### **House Rules and Information.**

#### Smoking

No smoking is allowed in the house, external bedrooms, pool building or gym.

#### Flowers

Please respect our flowers in the borders. Do not pick bunches to decorate the house.

Do not allow pets to damage the flower beds by digging, rampaging.

Do not use the croquet lawn as a football pitch, it destroys the surface for croquet use for other guests.

#### Lighting

Please respect power consumption and turn off lights in house, pool complex, gardens when not in use.

## Pets

Pets are by arrangement if specified at the time of booking and agreed with the owner prior to arrival. If the owner has not been pre-advised then he has the right to refuse entry of pets onto the property.

Because of wildlife, livestock on the farm and domesticated cats nearby, dogs must be kept under control at all times, and for obvious reasons must not be allowed into carpeted areas, onto sofas, into bedrooms, the pool area and gym. Care must be taken with ex rescue or possessive dogs which can become nervous aggressive to visitors when in a new environment.

Please note there are domesticated cats in the grounds, one of which is blind and being used to fellow pet dogs has no fear of dogs but would stand no chance if chased. Also when there is more than one dog together a pack mentality can develop, which leads to a chase/hunt behaviour not normally seen in the dogs on their own. This can be of serious consequence to cats and sheep nearby. Note the cats do not go into the house, they live in a separate building

Pets must not be left unattended in the property or within the grounds. The country code should be observed if walking, close all gates behind you. Never allow pets in the pool house, any pet once in the pool will not be able to get out unassisted and will drown. It is not hygienic for other pool users.

Note the walled garden is a dog proof area cats do not use and the door from the scullery has a dog flap. The walled garden does have wild hedgehogs in it for your information. Please leave alone.

Please walk any dog outside for 5 minutes before bringing into the house as they usually need to relieve themselves and if coming into a strange house may relieve indoors or mark by lifting a leg on curtains etc.

## Food and Drink

We ask that food and alcoholic drink are not taken into the pool house..

Plastic glasses are supplied for use by the sauna, pool and in the gym. Note, drinking alcohol in the sauna or pool IS NOT ADVISED, it is dangerous and increases effects of intoxication and dehydration and is therefore done AT YOUR OWN RISK

## WC's

Oakhampton Park has a private sewage system. Please do not flush anything down the loos other than loo paper. ( ie. NO tights, tampons, etc ). There are sanitary bags and waste bins for this purpose by the loos.

## Keys

A set of house keys will be shown on arrival. It is the tenants responsibility to ensure that the property is locked while unattended and at night. Please ensure all keys provided are left where presented on the key rack by the back door. Note there is a key for the communication door between the Yellow and Snug bedrooms. Children can take this so please leave it on the door frame above when not in use.

### Parking

Cars are parked at the owners risk. No liability can be accepted for any damage caused while on the property. Please note the “Haha” at the edge of the drive to the back door and exterior bedrooms.

### Rubbish

## Recycling at Oakhampton Park

You MUST sort your rubbish. if you don't you will be charged £200!

There are several black boxes next to the ping pong table.

Please use:

One box for glass bottles

One box for cans and foil

One box for cardboard and paper packaging

One box for recyclable plastic bottles. including milk bottles

There are spare boxes for overspill

All other plastic packaging is to be put into black bin bags along with any other non recyclable waste.

### **Food waste must be separated from all packaging!**

All food waste is to be put in the brown bins outside the back door by the tap. Once this is filled, we have 3 bio-digesters for all the rest of the food waste. All remaining food waste can go into these once the brown bins are full. They are locked with a small black closure. Turn this and lift the lid to open, put in the food waste, close and lock the bin after use.

Please do NOT use plastic “green compostable” bags in these as the so called biodegradable plastic takes too long to decompose. Just tip in the food waste and any plastic bags/containers can be put in the black waste bin beside them

If you have your dogs with you, you must remove the dog waste from the walled garden, and from the lawns at the front of the house. This can be put in the Bio-digesters and there are pots with poop scoops by the bio digesters for this purpose. Again, do NOT put in plastic poo bags as the plastic does NOT decompose, use the poop scoops and pots.

Taunton Deane, our local authority, has a strict no tolerance policy on waste collection. Any black bag thought to contain food waste or recyclable material will be refused. This means we have to sort your rubbish if you do not. Hence the charge for wasting our time!!  
Thank you for your cooperation!

### Telephone

Use of the telephone is complementary to UK landlines.  
Other calls will be charged at cost plus 10% and deducted from the deposit.

### Internet Wireless Facility

A secured wireless facility (Jelliott) is available for use on guests own laptops within the main house and outbuildings. **The password is Oakhamptonpark . Note capital O**

### Kitchen

#### Kitchen Appliances.

2 Fan assisted ovens, one 5 ring electric hob, Microwave and Dishwasher. Toaster, Hot plate. Fridge Freezer. Hot water urn  
Dishwasher is a Miele Semi- Professional with a 15 minute cycle.  
Special glass racks are kept in the corner cupboard to the right of the machine.  
Dishwasher tablets are under the sink.  
Operation: Close door, select programme – standard is “pots and Pans” or “glass”.  
Press green button to start.

### Utility Room

This is an ideal place for dogs to sleep at night.

#### Utility Room Appliances

Washing Machine is a Samsung VRT. Select programme and press start button.  
Tumble Dryer is a Whirlpool. Select programme followed by start.  
Hoovers are a bagless VAC and a bag Henry  
Drying / Hot cupboard.  
Ironing Board and Iron  
Basic cleaning materials  
Gun cabinets (if guns are being used)

### Fuse Box and Mains Water Tap – Utility Room

Fuse Box for the front part of the house and garages – located in top cupboard to right when you enter through the back door.  
2nd fuse box behind hifi in dining room for the rear area of the house  
Mains water feed – tap is located in the far right bottom corner of drying cupboard

### **Billiards Room**

No children under 18 are allowed to play billiards, unless supervised by an adult.

No food or drink on the table.

There is a lock on the door if you need to control access from children who often regard it as a fun toy and can damage cues or the baize.

The key is with the others for the house on the key rack by the back door

### **OUTSIDE FACILITIES and MAINTENANCE**

#### **Swimming Pool**

**USE IS AT OWN RISK. NO SWIMMING ALONE**

**DO NOT USE IF HAVE BEEN DRINKING**

**Each end is shallow, 3ft 9ins 1.39m with the deep area in the middle 6ft3ins 1.89m**

**NO DIVING OR RUNNING AROUND THE POOL**

**No dogs or other pets are allowed in the complex, no food should be taken into the pool area. BRING YOUR OWN POOL TOWELS PLEASE**

**Drinks must be in plastic glasses / bottles.**

No children under 18 are allowed in the pool complex unless supervised by a responsible adult. Groups of children can easily become excited and this may lead to damage of the facilities beyond normal wear & tear.

**Pool use is always at own risk and no one should swim on their own or under the influence of alcohol. It is the responsibility of the booking person to enforce this**

Care should be taken that water does not accumulate outside the changing room and so leak through the door to the bedroom below. Please sweep away with the wiper supplied.

There is a hi fi system in the gym which plays in the pool, do not abuse by turning up too loud, the speakers will blow.

After use please lock the pool doors so that children cannot enter unsupervised.

**Please turn off all lights.**

### **MAINTENANCE – DAILY**

The pool has an auto fill facility – NO topping up is required.

If after heavy use and the pool water is not clear, please “SHOCK” with 12 scoops of Chlorine Granules – kept in cupboard under sink in Gym.

Throw a scoop across the central surface of the pool and scatter 1 scoop each side of the pool close to the edge. Once shocked do not use for 8 hours. Best done in the evening after use

## **SAUNA**

### **DO NOT USE IF HAVE BEEN DRINKING**

#### **The instructions are above the heater on the window**

The Sauna Helo heater has 2 dial knobs on the lower right side as you look at it. Move the front one clockwise (away from you) by a quarter for 3 hours of heat required. The Sauna takes about 30 minutes to heat up and by pouring small amounts of water from the bucket over the rocks you can give boosts of heat. The bucket can be filled from the shower outside or the tap where the safety ring is hung.. However excess use of water will reduce the heat of the coals or blow the fuse in the heater.

**NOTE CHILDREN LIKE TO DO THIS.**

**NO CHILDREN UNDER 18 MUST USE THE SAUNA UNACCOMPANIED OR ANYONE WHO HAS BEEN DRINKING**

Keep the door closed to maintain heat.

**It is the responsibility of the booking person to enforce this.**

There is a COLD WATER ONLY water shower outside to cool off afterwards.

The changing room has a hot electric shower.

## **GYM**

### **USE IS AT OWN RISK**

No dogs or other pets are allowed in the gym. No food should be taken in.

Drink must be in plastic glasses / bottles. Plastic glasses are provided.

It is expected that people using the equipment and weights have a knowledge of SAFE USE.

**The gym is not suitable for children and we request that minors do not use the equipment. It is not a play area and injury can occur if equipment or free weights are not handled properly. The room is lockable for this reason (key on key rack by back door) and chemicals for the pool & hot tub are stored in cupboards in this room.**

### **Ping Pong Table and Darts Board**

Located in the garage outside the back door. The ping pong bats and balls are kept in the wicker basket on the work surface by the back door Please return bats and balls after use to this basket.

### **Croquet**

A croquet set is set up on the lawn behind the Yew hedge. In the walled garden. Please note that it is sensible to retrieve any balls that get knocked into the Yew hedge immediately otherwise locating these balls can be difficult. The lawn is not to be used as a football pitch, the playing surface gets damaged.

### **Clay Trap**

The trap can only be operated by a responsible person familiar with its use and possessor of a current shotgun licence. Any guests without a shotgun licence will need tuition from one of the instructors of Birds Hill Days run by Matthew Nimmo who have a section 11 permit to do so on the property. Details are:-

Matthew Nimmo

07748498457

01984640762

matthew@birdshilldays.com

[www.birdshilldays.com](http://www.birdshilldays.com)

The clay trap remote controller and aerial is kept in the right gun cabinet in the scullery.

Note as legal condition to comply with Police regulations, it is illegal for a guest to use a shotgun even if under supervision should he/she have been sentenced to a prison sentence of 3 years or longer. Sentences less than 3 years carry a 5 year time limit.

Any persons bringing guns must have a legal shotgun certificate on their person and the guns while not in use must always be kept in the locked gun cabinets in the house utility room. The remote control and aerial also must be kept locked in the gun cabinet.

In the interest of safety, it is recommended that no more than 6 people shoot at any one time. Spectators must always stand behind the guns.

1 BOX of clays is supplied and should be replaced before departure.

These can be bought from The Gun Shop in Wiveliscombe.

Please only use cartridges with FIBRE wad not plastic as the plastic cones are non-degradable and a threat to livestock through eating. After shooting walk over the field to pick up unbroken clays and restack in the trap. Step on any large broken pieces to assist their degradation. Pick up all spent cartridges, boxes and put them into the rubbish system of the house. Cartridges in black waste sacks, cardboard in the relevant recycling box

PLEASE NOTE: There is NO rough shooting of any live game.

There is a viewing platform adjacent to the trap, please ensure the gates to it are closed after use with the chain and carabiner to stop livestock causing damage.

When arranging any shooting please do not book Sundays in order to respect the local residents and community

### **Gardens, Grounds and Lake.**

**The terrain is uneven and visitors must take full responsibility for themselves and any minors or infirm with them when walking over these areas. Many of the steps and patios are of slate with uneven edges and can become slippery when wet.**

### **PLEASE KNOW YOUR COUNTRY CODE**

**Always close gates and ensure gates to the property are closed at all times. Note dogs must be kept on leads if they are walked through fields with livestock. Dogs unused to seeing sheep or cattle can become excitable and uncontrollable. Also when there is more than one dog together a pack hunting mentality can develop whereby control normally expected over one's pet is lost.**

**Note the caution previously stated with regard to cats in the grounds and surrounding area and that all dogs must also be properly cat friendly if let off the lead**

**The front field and Orchard are the house's property but sheep may be in these fields so follow the above guidelines at all times.**

### **Surrounding Countryside.**

Behind the promatic trap bunker there is a field gate marked Keep closed leading to a cattle field at the top of which 200 yards away there is another gate on the skyline with a marked rights of way which visitors can enjoy. Remember that this is of uneven terrain and can be muddy so walkers should have suitable footwear and attire, and do so at their own risk.

Do not stray from this right of way as you can damage grass and other crops. Note grass fields awaiting cropping for silage are particularly prone to foot trampling damage.

### **THE LAKE**

A pleasant walking area but **USE IS AT OWN RISK** Minors must be accompanied by a responsible adult. **THE JETTY IS OUT OF BOUNDS**

There is a flotation ring on the side of the pool house to assist any one in difficulty should they have fallen in the water.

### **Chinese Lanterns**

Some parties wish to use floating Chinese lanterns at night. These we do not object to provided they are TOTALLY biodegradable, ie NO WIRE in them. [www.chineselanterns.co.uk](http://www.chineselanterns.co.uk) supply these. ALSO an assessment of the weather, wind direction and surrounding local crops must be made. If it is hot and the ground dry with mature crops as barley or wheat in local fields then the lanterns will be a FIRE HAZARD and must not be used even if biodegradable. WIRE in them can be eaten by grazing cows.

### **Gates**

All gates onto the property must remain closed to prevent livestock inadvertently entering the grounds. Significant damage can be caused if they were to do so.

### **The Garage Complex**

This is private and not available for use

**The Stable Block**

This is private and not available for use. There are electric gates separating this property.

**The Wood Barton/ Boiler Shed**

The Wood Barton area is available for car parking use but no access to the boiler plant rooms please

**A gardener may work in the grounds during the week.**

**GENERAL**

We do ask that if you have any queries with the running of the house please contact the owner, contact details below

**Telephone Numbers**

**Jim Elliott - Mobile 07527 987245 Landline 01984 624 950**

**Email jimelliott1954@gmail.com**

Eleanor Burgess 07792 445923

Doctor – 01984 623471

Wiveliscombe Surgery, Lister House, Bolams Mead, Wiveliscombe. TA4 2PN

Hospital –

A & E, Musgrove Park Hospital, Wellington Road, Taunton, Somerset, TA1 5DA

Switchboard 01823 333444

**Local Facilities – 2 miles away at Wiveliscombe.**

Spar – opening times Mon – Saturday 9-7

Sunday 10-6

Co-Op - opening times Mon – Saturday 9-7

Sunday 10-4

Thornes - Butchers

The Larder – Delicatessen

Wivey Hardware

Newsagent

Chemist

West Country Guns 01984 623829

The White Hart Hotel 01984 623344

The Bear Inn 01984 623537

Both these pubs also do food

Golden Ocean Chinese Take away 01984 624878  
Taste of Spice Indian Take away 01984 624545  
King Fisher Chippy 01984 623512

**Other Pub Restaurants nearby**

The Globe Inn Milverton 01823400534  
The Rock Inn Waterrow 01984 623293  
The Notley Arms Monksilver 01984656217  
The Fitzhead Inn Fitzhead 01823 400675  
Duende Restaurant Wiveliscombe, [bookings@duendepopup.com](mailto:bookings@duendepopup.com)

Taunton has a large selection of restaurants and pubs, The best being

The Castle Bow Restaurant 01823 328328  
The Brazz 01823 252000  
The Willow Tree 01823 352835  
Augustus French Restaurant 01823 324354  
Mint and Mustard, upscale Indian cuisine, 01823 330770  
Meis Restaurant (an all you can eat, good if booking for larger numbers) 01823  
278888

Conditions Agreement/ Rental Disclaimer Form follows:-

## **Rental Disclaimer**

### **Oakhampton Park, Wiveliscombe, Somerset. TA4 2RW.**

You have read and understood the above terms and conditions.

The house, grounds and facilities are available for your enjoyment but it must be noted that it is a house of character where there are numerous staircases and steps.

Most steps and patios are of slate which can be uneven and have sharp edges and can become slippery when wet. If bringing dogs you understand and will abide by the section on Pets

We supply hand towels only please bring your own bath/pool towels

We expect the property and its facilities to be respected in their use and left in the same clean and tidy state as found on arrival. All facilities listed in the manual, can be used only at users own risk. You understand groups of children can when excited cause damage beyond normal wear & tear for which you may be charged.

You agree to abide to the number of occupants declared prior to arrival and not to use the house as a hub for other guests lodged nearby. Should extra unlisted guests stay we reserve the right to retain the deposit.

The owner of Oakhampton Park – Mr. B. J. Elliott - does not accept any responsibility whilst you are resident and in control of the property. It is the occupiers (tenants) responsibility to make themselves familiar with the property and its facilities, if you are unsure of the proper use of any equipment or facility do not use until you are clear in your mind.

Refer to manuals/instructions/ terms and conditions which are provided where necessary with the house. Otherwise call the owner to discuss.

Jim Elliott 07527987245, 01984 624950

Name of Occupier renting

Price Agreed

Dates of Occupation

Home Address

Telephone number (home)

Mobile number

(contact number if different for arrival coordination)

Mobile number

NAMES OF GROUP & AGES IF UNDER 18

:

:

:



Signature

Date