

## Conditions of Hire

**ASHBY FARMS Ltd.**, herein referred to as The Owner, hereby notifies you, The Hirer, that reservations are accepted under the following conditions:-

**Modifications and Descriptions.** Every effort has been made to ensure that holiday home descriptions contained in the current brochure are correct.

**The Owner** reserves the right to make modifications to the holiday home specification that are considered necessary in the light of operating requirements. In the interest of continued improvement, **The Owner** reserves the right to alter or delete furniture, amenities or facilities, either advertised or previously available, without prior notice.

**Hirer's Responsibilities.** The **Hirer** is responsible for the holiday home and its equipment during the period of hire and is expected to take all reasonable care of it. The holiday home is let fully furnished. Bed linen and towels are extra. You are advised to check on arrival and report any shortcomings, damage or missing items immediately to The Owner or his representative whose telephone number appears on your booking confirmation, so that the matter can be remedied for you. No claim can be considered for such matters not so notified.

**The Hirer** undertakes to report and pay for any damage caused to the holiday home or for equipment lost, damaged, broken or stolen during his occupancy of the holiday home. Unsuitable substitutes are not accepted. All the equipment, utensils, etc. must be left in a clean condition at the end of the hire period. All rubbish, securely tied in black bin-bags, from the Lodges must be left in the compound by the entrance gate, or from Cottages on the roadside verge beside the gate.

**Hirer's Property.** The **Owner** does **not** accept any liability for loss of, or damage to, personal effects, baggage, or any other item belonging to the hirer or to any member of the hirer's party, except in so far as the loss or damage arises from a substantial defect or damage existing in the holiday home or its surrounds and which was known or should have been known to The Owner but for his negligence.

**A Security Deposit** (see price list) is **always required** at the **time of booking**. Deductions may be made from this for any damage done to the holiday home or its furnishings, bed linen or towels not accounted for, the holiday home left dirty, or rubbish not left as above. Your Security Deposit (less any deductions) will be returned to you by cheque or credit card within two weeks of your departure.

**The Hirer** should send the **Security Deposit** together with the enclosed **booking form** duly **completed** to:-

**Ashby Farms Ltd.**  
**Place Farm**  
**Kenardington**  
**Ashford,**  
**Kent. TN26 2LZ**



For further information please 'phone **01233 73 33 32**

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## Properties

### **Fisherman's Lodge (1-8)**

Eight detached pine lodges beautifully situated by the water's edge, with a view across the water to the village of Woodchurch a mile or so away.

On the ground floor there are two twin bedrooms, bathroom, kitchen, a lobby for the storage of outdoor clothes, fishing tackle etc. and a large lounge/diner the ceiling of which extends to the full height of the lodge giving a sense of light and space which is further enhanced by the double doors opening onto a spacious verandah a few yards from the water. Access to the area above the kitchen and bedrooms is by a substantial loft ladder; furnished with a double bed and the usual bedroom furniture this area provides an alternative to the twin bedded rooms or extra accommodation when it is required.

### **Roughlands Bungalow**

A country bungalow with its own large garden, set well back from the quiet country road between Appledore and Woodchurch with Roughlands Wood and our fishing lakes on the North side and open fields on the others.

With a comfortable lounge, kitchen/diner, bathroom, master bedroom containing a kingsize bed and a single bed, and one twin bedroom, this bungalow sleeps four/five people.

### **2, 3 and 4 Spring Cottages**

Each cottage has, on the ground floor, a large kitchen/diner, and separate lounge. Upstairs, a large master bedroom, with a double-bed, faces east with a view across the fields to Kenardington Church; at the back, a single bedroom overlooks the large back garden and the fertile fields of Place Farm. Also on this floor is the bathroom, and stairs to the spacious twin bedded attic which, with its sloping walls, appeals to children. Ample car parking space is available on the area between the road and garden fence.

### **65 The Street, Appledore**

A semi-detached cottage set on the high ground in the centre of this popular village. The accommodation provides a kitchen/diner, bathroom and comfortable lounge on the ground floor, upstairs a double bedroom at the front overlooks the street, a twin and a single at the back enjoy extensive views over the garden across Romney Marsh. There is off road parking space in front of the house.

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**Fishermans Lodge** and **Roughlands Bungalow** are attractively furnished with pine furniture from a local factory.

**All Properties** have fitted carpets, a colour T.V., refrigerator, microwave oven, washing machine, toaster, iron electric kettle etc.. Payment for the gas fired central heating and cooking is through a 50p coin-operated meter, **or**, in the case of **65 The Street, Appledore** - heating by electric room heaters and cooking by electricity, payment is through a £1 coin-operated meter.