

OLD TRADITIONAL COTTAGE, CARRON, CO. CLARE, IRELAND

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Enjoy the comfort of this peaceful and tastefully furnished self-catering holiday cottage in the heart of the fascinating Burren region of North Clare. The cottage is located in beautiful upland rural surroundings ideal for walking holidays, for the naturalist, photographer or painter. There is a wealth of wildflowers and archaeological remains to be discovered. Further afield there are beaches, traditional music and the seafood and home cooking of the pubs and restaurants in the villages of the North Clare. For further suggestions see the Visitor Guide on the web site www.burrencottage.com

Location

The cottage is a 15-20 minute drive from the nearest villages of Kilfenora, Corofin, Ballyvaughan and Kinvara. In Carron village, half a mile away, there is a pub serving meals during high season, a public phone and a church. It is a 45-minute drive to Galway city, 1 hour to Shannon airport, 30 minutes to Ennis.



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Description

The cottage has recently been renovated keeping its old-world charm and adding modern comforts.

It comprises the following:

- 1 ground floor double bedroom
- 1 attic room with single bed
- Living/Dining room with solid fuel Stanley stove.
- Sitting room with open fireplace, stereo and television.
- Back kitchen with fridge, washing machine, tumble drier, electric cooker and microwave.
- Bathroom with WC and washbasin, bath and shower taps which provide a gentle rather than invigorating shower, suitable for hair washing and rinsing.

The hot water is provided by an electric immersion on a time switch and there are electric night storage heaters in the three main rooms. The bathroom, back kitchen and attic bedroom each have electric heaters.

Prices

April and September	€250pw
May and June	€280pw
July and August	€350pw

In June, July and August the start day is Saturday at 4pm and departure by 10am. At other times, part weeks can be arranged subject to certain conditions. Please contact me for details.

Bed linen and two towels per person provided. Electricity and solid fuel costs are extra.

Damage deposit €100 on arrival

Sorry no children under 10 years of age, no pets and no smoking in the house.

Terms and Conditions

Burren Cottage reservations are accepted subject to the following conditions:

1. Deposit, Balance, Full payment details.

A contract does not come into effect until written or email confirmation is sent to you. This normally happens on bank clearance of your deposit. If the remaining balance, which is due 8 weeks before arrival, is not received by the due date, the cottage owner shall be entitled to cancel the booking and all deposits and payments already made shall be forfeit. If a booking is made less than 8 weeks before arrival, the full rent must be paid on booking.
2. Cancellation Charges

All cancellations must be in writing within seven days of the event causing cancellation. If the cancellation is due to the death of a family member or the serious illness of a family member, proof of this will be necessary to claim a refund. The booking deposit is not refundable and you are strongly advised to consider taking out holiday insurance to cover the possibility of cancellation charges which are as set out below:

 - a) 56 days or more before arrival the deposit will be forfeited
 - b) 28-55 days before arrival 60% of the total will be forfeited
 - c) 14- 27 days before arrival 75% of the total will be forfeited
 - d) 0-13 days before arrival 100% of the total will be forfeited
3. Owners Liability

The owner of the cottage does not accept liability for loss or damage to personal effects, baggage, motor car or any other item belonging to the renter or any member of the renter's party.
4. Specification Changes and Price Changes

Every effort is made to ensure that the cottage description contained in current material is correct. The owner reserves the right to make modifications to the cottage specifications that are considered necessary in the light of operating requirements.
5. Renters Obligations

The renter agrees:

 - a) to take good care of the cottage and leave it in a clean and tidy condition at the end of the tenancy. If extra cleaning is required after your tenancy you will be liable to pay the extra charge.
 - b) not to part with possession of the cottage, or share it, except with members of the party shown on the booking form.
 - c) not to exceed the total number of people stipulated in the property description. The cottage owner reserves the right to terminate the hire without notice and without refund for a breach of this condition.
 - d) to permit the owner reasonable access to the property
 - e) to pay for all electricity charges incurred during the tenancy.
 - f) to pay a damage deposit of 100 Euros on arrival
 - g) to pay for any losses or damages to the property caused by the renter or a member of their party [reasonable wear and tear excluded] unless the cost of making good such loss can be fully recovered under any householder's insurance policy maintained by the owner.
6. Times of letting

The cottage may not be occupied before 4pm on the hire date and must be vacated by 10am on the final day of hire, unless alternative times have been agreed with the owner prior to your tenancy.
7. Non-availability of the Property

If for any reason beyond the owners control the cottage is not available on the date booked [e.g. owing to fire damage] or the property is unsuitable for holiday letting, all rent paid in advance shall be refunded in full, but there shall be no further claim against the owner.
8. Authority to sign

The person who completes the booking form certifies that:

 - a) he or she is authorized to agree the booking conditions on behalf of all persons included on the booking form including those substituted at a later date
 - b) the signatory is over eighteen years of age and a member of the party intending to occupy the property
 - c) the person agrees to take responsibility for the party occupying the property

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(please complete in capitals)

Name: Title First name Surname

Address
.....
.....
.....

Tel

Mobile

e-mail

Arrival Date

Departure Date

Party details: No. of adults No. of children over 10 years

Addresses of Other Adults *(if different from above)*

Name..... Name.....

Address..... Address.....

.....

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I have read and agree to the terms and conditions set out above:

Signed Date

To Book

Please complete the booking form in capital letters, sign and return it to Christine Porter, Lisdoonvarna, Co. Clare, Ireland.

- Payment to be made by cheque to Christine Porter
- 33% deposit subject to minimum of €80 is required on booking
- the balance is payable 42 days prior to arrival date.
- If booking within 42 days of arrival full payment is required at time of booking

Confirmation

Written confirmation will be given on bank clearance of rental deposit, balance paid and damage deposit paid respectively.

Cancellation Charges

Please see the Terms and Conditions on the following page.