

ROSE BARN

BOOKING FORM

dates

purpose of hire

extra notes.....

To book the barn please email
rosebarndevon@gmail.com with your preferred dates.
Once booking is agreed, you can reserve the space by
reading and signing the following and placing deposit
Thank you!

AGREED BOOKING DISCLAIMER and T&Cs 2025

Please ensure that you read these standard T & C s fully before proceeding because your deposit payment will indicate your acceptance of all the following terms and conditions.

Guests are responsible for the property during use, and in this disclaimer you agree to take care of both the property and its contents, as well as be fully responsible for your own and your clients' health and safety and public liability whilst on site.

It is important that you and your clients who join you here, understand that use of the barn is entirely at your own risk. Therapists and instructors must be responsible for their own insurances and inform their clients joining them at the barn that the rose barn owner takes no responsibility and does not accept any liability for theft, damage to personal possessions, personal injuries or medical conditions that develop during or after your time here.

Thank you in advance for complying with these terms and conditions, which exist for the safety and enjoyment of all, respecting this is a private home with personal belongings and

a sacred site in a laid back and relaxed style for like minded people (please this is more of a personal home vibe and not a hotel vibe nor a big company)

TERMS & CONDITIONS

Thank you for choosing to book with The Rose Barn Devon. You have the options to book the entire barn or various spaces in the barn for overnight stays and for yoga and meditation events. Prices are different depending on what you require. By making this booking you are entering into an agreement, so please read the terms and conditions of booking below. Your payment will indicate your acceptance of these. A material breach of these conditions may result in you being refused entry to the property or being asked to leave early and having your booking terminated. In such case your booking will be deemed to be cancelled and no refunds of any monies paid will be made. These t&cs are here for the enjoyment & well being of everyone and to look after the rose barn sanctuary.

YOUR BOOKING

The booking is for a short-term rental only, of no more than 7 days duration, and the property must not be used for any other purpose unless specifically agreed in advance in writing. Sub-letting or assignation of the let is prohibited. The lead guest must be a minimum of 18 years of age at the time of booking. You must provide the names and addresses.

Your booking is provisional until you have received written booking confirmation from us, which may be by email, and your deposit has been received.

We are unable to take bookings for stag parties, hen parties or student groups

We are unable to take children under 12 or pets unless special arrangement have been made in advance

Please advise us of any allergies or special requirements on booking.

The owner reserves the right to refuse a booking without giving any reason.

PAYMENT

All accommodation fees are in pounds sterling (GBP) and must be paid for in pounds sterling. Payment can be made via bank transfer or paypal. Any and all bank charges pertaining to bank transfers and currency exchanges are to be met by the guest. A deposit of 25% is required to secure your booking, with the remaining balance to be paid no fewer than 4 days before the start of your holiday. If your payment has not been received 4 days before your arrival date we will assume that you wish to cancel and can proceed to let to other parties and your deposit will not be refunded. If your booking is made within 4 days of your arrival date payment will be due in full. No entry to properties will be allowed without payment in full being cleared beforehand.

DAMAGES & DAMAGE DEPOSIT

For larger bookings a damage deposit is required of £300 which will be refunded upon vacation of the property. In the event that you or anyone staying at the property during your reservation period causes loss, theft of items, damage or incurs a need for professional cleaning services or leaves the property without settling invoices for additional services or supplies received during your reservation period you will be notified in writing of the

details of any extra costs incurred within 14 working days after the end of the reservation period and this amount shall be deducted from the Damage Deposit or payment will be required by you.

BARN FACILITIES

The Studio includes gas central heated radiators in kitchen & bedroom, hot water and electricity in the price of your stay along with fully kitted kitchen with electric oven, juicer, blender, toaster, kettle. If anything seems to be missing please advise immediately so we can replace.

In addition, the first 5 logs can be provided for the use of your wood-burning stove in the temple and/or fire-pit.

Please ensure to only use heating when necessary and turn it off when not using because it uses up gas from a limited number of gas bottles.

Bring your own beach towels and equipment. bed linen and bath towels are provided, but there is no service offering a change of linen and towels, additional changes of linen and towels during your stay can be provided on request, the cost of which depends on the number of beds/people.

For classes, basic yoga mats, sheepskins and blankets can be provided, and must be looked after (for further yoga props you would need to bring your own)

The Temple space for yoga takes 8 nicely and few more at a squeeze.

Be aware there is parking only for up to just 5 cars in the parking yard.

Please remove shoes before entering the temple space and treat it with respect as a dedicated sacred space.

We make every effort to list our property in an accurate manner, due to a programme of continuing refurbishment, some fixtures and fittings may differ to those in the photographs.

Both fire and carbon monoxide alarms are fitted throughout as per safety standards.

Please be aware this is a wooden barn and can creak often in weather conditions as it heats or cools, and upstairs in the rose barn it has a tin roof which gets very hot in the hot summer days, and you will also hear the rain fall loudly on the tin roof.

DECOR

The Rose Barn is filled with personal belongings, please do not borrow anything and take it off site, please inform us of any breakages, please treat it as if you were in your own home, turning lights and heat off when not being used and so forth.

SACRED SPACE

The Rose Barn is dedicated as a sacred spiritual sanctuary for those who respect the sacred and holistic pathways to come and enjoy the use of this space for spiritual pursuits, the rose barn and her guardians and the spirit of the land ask to be honoured, with celebration & respect, thank you!

SMOKING, FIRE, ALCOHOL

Electric candles are provided. Please no candles or incense unless agreed previously, You are responsible for fire safety and any resultant fires or accidents, so please ensure you are fully insured.

When using the wood burner in the temple space, again you are responsible for it and need to keep it safe.

Smoking and vaping are allowed outside. Fireworks, Chinese Lanterns or similar may not be used.

You can have a fire outside but please stay responsible and ensure the fire pit is kept away from the barn in its designated place and it is out when you go to bed. You are responsible should the barn set light. Upon arrival you have 5 logs provided and after that you need to provide your own please.

This is an alcohol free space.

REFUSE

We have recycling facilities in the parking yard. please take responsibility for your own rubbish by placing it in the relevant bins and separating plastics to tip refuse or papers. There is a compost bin on the land and in the kitchen. Please ensure all rubbish and food is covered and put away each evening to prevent wildlife from entering.

HEATING & HOT WATER

There is a gas boiler in the cupboard in the bedroom (fully certificated and up to safety standards). Hot water comes on automatically when you run the hot tap. Please do not touch the timer controls. Heating and hot water run on gas bottles which we endeavor to keep fully stoked up but should you have a problem please contact immediately. Please use heating sparingly and only when needed because it uses up gas. If you use in excess of one gas bottle we would ask for a charge to replace.

KEYS & DIRECTIONS

On receipt of your final payment we will email you with directions, and requirements for checking-in.

ARRIVAL AND DEPARTURE

Arrival - please refer to booking costs depending on length of time of hire. Please advise us of your approximate arrival time either by phone, text or email. We can unlock the main lock so that you can help yourself into the barn simply with a key pad code. Earlier check-in may be available during quieter periods and should be arranged in advance of your arrival day. If you arrive early without prior arrangement it is unlikely that we will be able to let you into the barn as it might not be ready for you.

Departure - on departure of stay overs the barn must be vacated by midday at the latest (please refer to booking costs depending on length of time of hire) We have a limited time to prepare our barn for our guests and we ask that you to help us achieve this by vacating on time. Delays will be charged at £30 per hour/part hour and we reserve the right to enter the property after the first hour's delay. Please leave the barn as you found it, in a clean and tidy condition, with furniture and fittings returned to their original positions. Rubbish and recycling must be deposited in the appropriate bins in the driveway. We reserve the right to charge an additional cleaning fee of £30 per hour/part-hour if the property is left in an unacceptably unclean or untidy condition.

OCCUPANCY

The number of guests must not exceed the maximum occupancy previously agreed. No parties, events or gatherings may take place at the property without prior written consent from the owners. Note: the let is for those who have made the booking and been agreed in advance, no other visitors at any time unless arranged prior.

PARKING

The carpark is up a small country track that is only gravelled in part, and the driveway is shared with another house and is narrow (we use it daily). There is parking space provided for max 5 cars only and no parking on road nearby - organise easy day time lift sharing, for example from staverton playing fields, steam railway, sea trout pub, bens farm shop etc (we see this as a positive in that it can make short daytime classes feel like more of an occasion and bring more connection). All cars are parked entirely at the owners' risk.

OUTSIDE LAND

The immediate garden are with fire pit and circle of trees with hammocks around the barn is part of your rental agreement but anywhere outside of the boundary is a part of another property. The apple orchard, poly tunnel are outside of the boundary and belong to another person. Please stay to footpaths and do not go on someone else's land or garden.

LOST PROPERTY

If you've left anything behind at the cottage after checking-out we're happy to return it to you by arrangement. All we ask is that you reimburse us the cost of the postage.

Likewise if we notice anything is missing after your departure it will be taken from your deposit or we will take further action if necessary.

CHILDREN

Children over 12 are welcome. Younger children are occasionally welcomed only by previous special arrangement due to safety reasons as the space is not set up for small children

PETS

We no longer accept dogs in the barn because we have a black lab living close by. He is very friendly and may well come over to say hello from time to time should you be happy with that, but if you do not like dogs please let us know in advance. There may be exceptions depending on your dog's nature and breed, but this is by previous special arrangement only.

AMENDMENTS

Should you wish to amend your holiday before its commencement we will do our very best to accommodate you but cannot guarantee this will be possible.

CANCELLATIONS

In the unfortunate event that you have to cancel your holiday for private reasons or world events, please advise us immediately and confirm in writing or by email. We will confirm receipt of your cancellation request by email.

To book you need to place a non refundable deposit 25% to reserve and full payment 4 days before arrival. There are no refunds after 4 days before arrival. Prior to that 50% refunds can be made only and the deposit is not refundable. If full payment is not made within 4 days of arrival then we reserve the right to hire the barn to someone else and your deposit will not be returned.

We strongly advise that you take out comprehensive travel insurance to cover cancellations. If you choose not to, then you accept responsibility for any loss that you may incur due to cancellation.

EARLY DEPARTURES

If you have to leave earlier than your expected check-out date no refunds will be made. If you have not arrived at your property by 12pm the day after your holiday start date, and you have not advised us that you will be late, we will deem the holiday to have been cancelled and no refund of any monies paid will be made.

FORCE MAJEURE

If we, the owners, have to cancel your booking due to forces beyond our control, we reserve the right to do so at any time leading up to your arrival and would issue a full 100% refund. If we have to end your holiday early due to forces beyond our control we will refund the appropriate proportion of the booking fee. In these circumstances our liability will not extend beyond this and there will be no compensation or expenses paid. Again, we strongly urge our guests to take out cancellation insurance to protect against any potential losses.

GUEST RESPONSIBILITIES

Guests are responsible for the property and are asked to take reasonable care of both the property and its contents. Any breakages and/or damage should be reported to the owners immediately. Whilst we won't charge for the odd broken plate or glass, we reserve the right to charge for any damages or missing items. Guests must report any problems with appliances, fixtures or fittings immediately so that they may be repaired as soon as possible, to minimise inconvenience both to you and to subsequent guests.

SOCIAL BEHAVIOUR

Please be aware that although your garden is private in a quiet nature hamlet, you will hear the neighbours and their families at times (feeding chickens, tending veg in the surrounding land etc) and they may drive past behind the barn occasionally in their landrover.

This is a quiet retreat. This is not a party den. Guests must not carry out any activities or behaviour that may cause a nuisance to the owners or occupiers of neighbouring properties. ie. you must not use the properties for any dangerous, offensive, noxious, noisy, immoral activities or carry on there any act that may be a nuisance or annoyance to the owner or other neighbouring properties. We request noise to be kept to a minimum especially between the hours of 11pm and 9am

We, the owners, are entitled to ask the holidaymaker to leave the property without any refund if, in our opinion, the behaviour of the holidaymaker and/or his/her party is unacceptable or unreasonable.

We, the owners, also reserve the right to refuse entry to anyone who, in our opinion, is not suitable or capable of taking charge of the property.

If, in the opinion of the Agent/Owner, any person is not suitable to continue their occupation of the property because of unreasonable behaviour, damage or nuisance to other parties, the contract may be treated by the Agent/Owner as discharged and the Agent/Owner may repossess the property immediately. The Guest will remain liable for the whole cost of rental and no refund shall be due.

LIABILITY

The Rose Barn has certified and fully serviced electrics, fire and carbon monoxide alarms fitted throughout, is gas boiler services compliant and has a log burner certificate. However, the use of the property and amenities at The Rose Barn, and guests' own property, are entirely at the users' risk and the owners can accept no responsibility for injury, death, loss or damage any time.

You are responsible for the property during use, and by proceeding with the booking you agree to this disclaimer to take reasonable care of both the property and its contents, as well as your own and your clients health and safety and public liability whilst on site.

Therapists and instructors must be responsible for their own insurances and cleaning up after classes.

Watch out for the concrete floors outside on the deck which are slippery in the rain, and the drop from the mezzanine, although a banister has been placed there according to safety regulations.

By booking you agree to take full responsibility for awareness for these and any other hazards.

We very much hope you enjoy your holiday with us but in the hopefully unlikely event of a problem or complaint we ask that you notify us during your stay so that we may resolve the problem. Any complaints made retrospectively cannot be considered.

ACCESS

We reserve the right to enter the property at any reasonable time to carry out repairs and necessary maintenance. We will endeavour to agree a convenient time in advance but at times it may be necessary to enter the property without prior arrangement.

WIFI

We have made every effort to supply the main living areas of the barn with a complimentary high-speed internet connection. In a rare circumstance where it does not work (never happened so far), we cannot accept any liability for inconvenience or loss due to poor internet reception. Likewise some phone companies receive good signal here and some do not. Should you encounter any problems there are many cafes and pubs that have internet access in local villages and towns such as Totnes, Ashburton, Dartington, Staverton and Landscope, as well as Bens Farm Shop which is a 20 minute walk.

Note we have no tv nor tv licence, so please do not stream live or prerecorded tv (such as bbc or itv) through this wifi, but you may stream your own bought films and series through your own accounts on your own devices (amazon netflix etc)

WILDLIFE

This is a rural wildlife area. Please therefore expect to meet some wildlife, including the odd spider, mouse, squirrel, bird, fly, bee, wasp or other creature, which may make their way into a property unbeknownst to the owner. Spiders in particular are not considered to be a pest and consume up to 2000 other insects per year. If this is likely to be a problem, it would be best not to book. If any of these creatures are encountered, do not panic, but contact the owner in a calm and reasonable way - but only if the creatures become a serious menace. Otherwise, just open a window or a door and let them out, as this is usually what they prefer. Owners reserve the right to take no action if they do not consider the existence of the wild life to be a serious threat to health. If you meet a cat or any other animal, please do not feed them, and please ensure all rubbish and food is covered and put away each evening to prevent wildlife from entering.

CLEANING COSTS

For bookings for a day or longer there is an extra cleaning cost of £25

Please keep clean and tidy after all classes- leave as you found it, take rubbish with you

DATA PROTECTION

Any and all personal information is collected, held and used in strict compliance with the EU General Data Protection Regulations 2018.

Agreement to above T&Cs

Please sign and date

Please note bookings are not confirmed until you receive confirmation by email and have placed your deposit

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Thank you in advance for complying with these terms and conditions, which exist for the safety and enjoyment of all. Please be aware this is a private home with personal belongings, and a sacred site, and to be respected as such. We hope you have a beautiful, happy and restful time here in the beautiful Rose Barn!

