

Fransham Farm

A traditional Norfolk farm, with holiday cottages & a touring caravan site



Tel: 01362 687649 Email: office@franshamfarm.co.uk

Lyons Green / Little Flint Booking Terms

Please ensure you read these in full before booking.

The descriptions of Lyons Green / Little Flint on this website have been produced as clearly as possible.

We reserve the right to make changes, in the interest of operating requirements and continued improvement.

We operate a strict no smoking policy in both cottages.

The number of people staying in the accommodation must not exceed the number stated on the booking form.

Booking requests can be made by telephone on 01362 687649 or 07831 100692 or via the online booking system. For bookings the provisional book request is held for seven days until a deposit cheque of 20% of the full hire price is received, (Cheques are payable to Fransham Farm Co Limited).

Once the deposit is received, a confirmation letter will be sent to you by post, confirming the details of the booking. The deposit is non-returnable, unless the cottage owners cannot confirm the booking for any reason, in which case the deposit will be returned in full.

If the 20% deposit is not received within 7 days of the booking request being made and we have made reasonable efforts to contact you, without success, the period booked provisionally becomes vacant and will become available to let to another hirer.

If a cancellation is made by the hirer after the deposit is paid we will retain the deposit if we are unable to re-let the property.

The total payment of the balance of your holiday is due six weeks before your arrival. If this is not received by the due date, this may result in cancellation of your holiday and loss of deposit.

We cannot accept any obligation or liability for any alteration or cancellation we may need to make, which is caused by circumstances outside of our control.

Whilst we try to take all reasonable steps to accommodate any proposed changes to the original booking dates, if a cancellation is made after the balance has been paid, this will result in a loss of all monies.

Outside peak periods the cottage is available for short breaks, a short break is defined as four days or less. Breaks longer than four days will be charged at the full week price.

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The prices shown on the website include a welcome pack, oil fired central heating, electricity, bed linen and towels, tea towels.

The cottage will normally be available from 2pm onwards on the day of arrival.

Once a booking has been confirmed you will be given details to enable you to contact the key holder to agree a time when you will be given the keys and access to Lyons Green / Little Flint. On the departure day, please depart by 10 am, this allows the necessary time to prepare and maintain the accommodation for the next visitors.

Please note that there is a cot and high chair at both properties, cot linen is not provided.

Please leave the cottage in the same condition of cleanliness and order in which it was found.

The owner reserves the right to be allowed reasonable access to Lyons Green / Little Flint at all times and to request any person causing a disturbance or behaving in an offensive manner to leave immediately.

Although we have in force appropriate insurance for public liability, responsibility cannot be accepted for your personal effects – all normal and proper precautions should be taken to safeguard your property.

Any information you provide via this website will be subject to the terms of the privacy policy.