



Terms & Conditions

1. Weekly lets run from Saturday to Saturday between the months of April and October. Outwith this period, we do offer short breaks (minimum of 3 nights).
2. The period of let is from 4pm on the day of arrival until 10 am on the day of departure.
3. Prices agreed are for the cottage and the number of occupants stated at the time of booking. This number must not be exceeded without prior arrangement from the owner. The rates include all bed linen, towels (one bath towel and one hand towel per person), extra blankets, electricity and oil central heating.
4. Wi-Fi is available at no extra cost.
5. A complimentary welcome pack of grocery items and samples of Orkney produce are provided on your arrival including milk, bread, cheese, a selection of Orkney biscuits, oatcakes and fudge.
6. A self-catering starter pack is also provided and includes:
 - Tea, coffee and sugar; and
 - Household items of dishwasher tablets, washing-up liquid, hand soap, cloths, black bags, brillo pads, washing machine tablets and toilet rolls.
7. Cots (including cot linen and blankets) and highchairs are available on request at no extra charge.
8. A 20% non-refundable deposit is required as confirmation of booking. The remaining balance will be required six weeks from the start date of the holiday. (If booked within six weeks of the holiday start date the full amount is payable on booking).
9. If you cancel the booking before the date that the final balance is due, the deposit will not be refunded. If you cancel on or after this date the balance will not be refunded. We recommend that you take out holiday insurance to cover in the case of cancellation.
10. The property shall be used for holiday purposes only and must not be sub-let.
11. Use of the property is at the hirer's own risk and no liability shall fall on the proprietor for injury to the occupants or for damage or loss of the hirer's personal property.
12. Guests must leave the property clean and tidy and will be liable for any damage to the property. Please report any breakages to the owner as soon as they happen so we can arrange for any replacements before the next guests arrive.
13. In the unlikely event that the cottage sustains damage or becomes unsuitable to accommodate your holiday, we reserve the right to cancel your booking. In this instance a full refund will be made. Any additional costs you may occur will be a matter for your holiday insurance.
14. Smoking is not permitted in the property.
15. Well behaved dogs are permitted by prior arrangement in Widefirth Cottages and the Riff Cottage (not the Riff Farmhouse) but should not be left unattended in the property. Dogs should also not be allowed on the furniture or in the bedrooms. Please note we only accept a maximum of two dogs at one time and there will be a small charge per dog. Guests are liable for any breakages or damage to the property caused by their dog(s). Please note we do not accept any other pets.