



## NEWTON HOUSE – GENERAL TERMS & CONDITIONS

Newton House is a Guest House with 12 letting bedrooms, it is not a hotel. We have been awarded 4-gold stars and given a highly commended grading for excellence by the AA (Automobile Association). We also have an award from the AA for our breakfasts.

### Room Rates 2018

Our Rack Rates are as follows:

<b>Single</b> (with 3-ft bed)	£60 a night
<b>Standard Double</b> (with standard double (4-ft 6-in) bed)	£105 a night; £80 a night s/occ
<b>Superior Double or Twin</b> (with extra large (6-ft) double bed or 2 x 3-ft beds)	£115 a night; £90 a night s/occ
<b>Large Superior Double</b> (with extra large (6-ft) double bed or 2 x 3-ft beds)	£125 a night; £100 a night s/occ
<b>Four Poster Room</b> (with standard (4-ft 6-in) double bed)	£115 a night; £90 a night s/occ
<b>Family Room</b> (with extra large (6-ft) double bed or 2 x 3-ft beds plus 1 or 2 extra 'guest' beds for children).	£145 a night for family of 4; £115 a night d/occ; £90 a night s/occ

All rooms are en-suite and rates include English breakfast (cooked to order) and VAT at 20%.

### 1. Reservations

We require credit/debit card details to confirm the reservation. We do not take a deposit (except for exclusive use – see below). The reservation constitutes a contract between the guest and Newton House and Newton House reserves the right to make a full accommodation charge in the event of cancellation.

### 2. Weekend Accommodation

Two night minimum stay when including a Saturday.

### 3. Cancellation Policy for individual reservations

Any reservation cancelled after 9am two days before arrival day may be charged to the credit card provided at the full cost of the total stay unless we are able to re-let the accommodation, which we would make every effort to do.

### 4. Cancellation Policy for Group Bookings

Newton House reserves the right to charge the following sums for any loss of income due to cancellation, non arrival, or substantial reduction of numbers confirmed for services as follows, unless a booking is obtained for the same dates, from a third party, on non less favourable terms

- Cancellation - 1 and 3 months in advance 50% of total anticipated charges
- Cancellation - 14 & 31 days in advance 70% of total anticipated charges
- Cancellation - 3 & 14 days in advance 80 % of total anticipated charges
- Cancellation - less than 3 days in advance 100% of total anticipated charges

In all instances, notification of cancellation must be made in writing and will be effective on the date received by Newton House.

### 5. Exclusive Use

Newton House can be booked for exclusive use by groups. In this case we do require a deposit of £250, which is deductible from the final account and is non-refundable unless a booking is obtained for the same dates, from a third party, on non-less favourable terms; and the cancellation policy is as for group bookings – see 4. above.

## **6. Arrival/Checkout Time**

Check-in is from 3.00pm to 10.00pm

Check-out by 10.30am (Mon to Fri); 11.00am (Sat, Sun & Bank Hols), unless special arrangements have been made. It is helpful if guests let us know their estimated time of arrival. Rooms are available from 3pm but should guests arrive in Knaresborough earlier than this they are welcome to park in our small courtyard car park if there is space. We try to be flexible and may be able to make arrangements for an early check-in or late check-out if given prior notification. Charges may apply, please check.

## **7. Car Parking**

We have our own small courtyard car park, situated through the archway at the rear of the building. If the car park is full there is on-street parking close by or a public car park two minutes away in York Place.

## **8. Entrance**

The main entrance is through the conservatory at the back of the building. Guests are asked to ring the doorbell to the right of the entrance door.

## **9. Keys**

We provide guests with a set of keys to their room and the main entrance and ask them to take the keys with them so they can regain access to Newton House at any time. There is a charge for these keys should they be lost.

## **10. Breakfast Times**

Mon to Fri 7.30am to 9.00am

Sat, Sun & Bank Hols: 8.30am to 10.00am

However, we try to be flexible and are happy to serve earlier breakfasts if specially requested.

## **11. Own Food**

Due to damage caused by a few guests we ask that any hot food be consumed in our dining room not in our bedrooms. Any damage caused will be charged for.

## **12. Bedding**

Our beds are made up with feather & down duvets; and both feather and man-made fibre pillows. Guests are asked to let us know if they have an allergy to feathers so we can provide a man-made fibre duvet. Blankets are available in all rooms.

## **13. Bar**

Guests are invited to serve themselves from the Honesty Bar situated in the sitting room. Most double rooms have a mini-bar.

## **14. Internet**

Wi-Fi is provided free of charge. We have Wireless Internet access in all rooms provided by broadband wireless routers.

## **15. Non-Smoking**

Please note that Newton House is totally non-smoking throughout. Guests are welcome to smoke in our courtyard car park and an ashtray is provided under the archway. Guests smoking in a bedroom will be charged £100 for additional cleaning and airing. If we are unable to sell the room the following night due to the smell of tobacco, guests will also be charged the full value of lost revenue up to a value of £230.

## **16. Pet-friendly**

We have two rooms that are pet friendly - our 'stable' rooms with direct access from the courtyard car park. Dogs are not allowed in any other bedrooms, breakfast room or guest sitting room.

## **17. Further Information**

Information about Newton House and directions can be found on our website at [www.newtonhouseyorkshire.com](http://www.newtonhouseyorkshire.com).