Terms & Conditions

Carnmore Lodge

2027

Letterewe Lodge,
Loch Maree, Wester Ross,
Scotland

This addendum to your booking confirmation sets out the terms on which Letterewe Estate lets Carnmore Lodge and sporting to you (hereafter you or guests)

1. Period

The let will be for the period stated on your booking confirmation. Arrival will be after 4pm and departure will be on or before 10am. Guests are requested to adhere to the above times to facilitate changeover. These timelines are also applicable to catering staff.

2. Payment Terms

2.1 A non-refundable deposit of 50% is payable to confirm your booking. The balance is payable twelve weeks prior to the commencement of your stay. Payments should be made by bank transfer.

2.2 If the balance payment has not been received by the due date, we reserve the right to re-let, whilst holding you liable for full payment.

2.3 If guests cancel after having paid the deposit and/or final payment, we will endeavour to re-let Carnmore Lodge. If we are successful in re-letting, amounts paid by the guests inrespect of the let will be refunded, subject to deduction of 15% plus VAT and any loss ofrent. Any loss of rent through guest's cancellation is their liability.

2.4 If Letterewe Estate cancels the booking, the Estate's liability arising out of the cancellation of the booking, for any reason whatsoever, will be restricted to reimbursement of the monies paid to Letterewe, unless specifically stated otherwise.

3. Pandemic Clause

Please be aware that in the event of Government imposed travel restrictions preventing you from taking your booked dates, we will endeavour to offer alternative dates or a full refund. If there are International, National or Regional limitations in place restricting the number of people / households that can stay, you will be expected to abide by these limitations and still come in whatever reduced capacity is permitted. All refunds or postponements of bookings are at the sole discretion of the estate.

Please note that if you are unable or unwilling to travel for any other reason, our normal cancellation terms will apply

4. Accessibility

4.1 Carnmore Lodge is only accessible by boat. Every effort will be made to transport you to Carnmore Lodge via Fionn Loch by boat. Our boat on Fionn Loch is rated to carry a load of 700kg or a maximum of 6 people including crew and luggage Timely coordination of crossings during your stay would be appreciated.

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4.2 Due to the unreliability of the Scottish weather, we cannot guarantee a safe crossing is always possible. It is solely up to the Estate to decide whether it is safe to cross Fionn Loch by boat. In the very rare situation Fionn Loch cannot be crossed safely, guests will be responsible for finding alternative accommodation at their own expense until the weather improves. However, we recommend to take out travel and cancellation insurance.

4.3 Occasionally, if there is a bad weather forecast, guests may be advised to leave earlier on or before the day of departure in order to prevent getting stuck.

5. Accommodation

5.1 You will have the use of Carnmore Lodge for the period of your booking which will be for up to 6 people. More than 6 people will be charged at £210 including VAT per person per night.
Please note that a maximum of 8 guests is allowed in the lodge.

5.2 Fresh linen and towels will be provided at the start of your stay. No midweek room changes are performed.

5.3 Guests are responsible for their own catering. Any deliveries (drinks) should arrive no earlier than the day before your arrival. Under no circumstances can food deliveries arrive before the guests' arrival. Catering staff is responsible for cleaning the kitchen before departure.

5.4 There is a non-smoking policy throughout Carnmore Lodge.

5.5 Guests can expect Carnmore Lodge to be in a good order, in a clean and tidy condition and are responsible for leaving it in the same good order.

Damage deposit

5.6 Our property requires a good housekeeping deposit of £500. This housekeeping deposit is payable with the balance payment and will be refunded within 14 days of departure provided that Carnmore Lodge is left in good order.

5.7 Guests are responsible for replacing any items of glass, crockery or linen damaged during the tenancy. Guests will be charged for any damage that occurred.

6. Dogs

6.1 By arrangement, two dogs are welcome in the main house, but are not allowed in the bedrooms. Should your dog(s) cause any damage, due to fouling inside the main house, you will be charged accordingly.

6.2 Dog fouling must be cleared without delay. And be done outside the designated areas, meaning the paths and other walking areas.

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7. Sporting

Fishing:

7.1 Boats for brown trout fishing are available on some Lochs. It is a condition that everyone fishing from estate boats must wear life jackets. These are provided with the boats andmust be worn properly including the crotch strap.
You will be required to sign our boat waiver before using any of our loch boats on behalf of yourself and/or your guests.

Stalking:

7.2 Each stalking outing is for a maximum of one stag per day, with no guarantee in this respect. Prior to arrival, guests will be told what the weekly cull target will be.

7.3 Stags culled will be charged at £780 inclusive VAT per stag, but will remain the property of the estate. Please note that a wounded animal will be charged at the same rate. In circumstances where the beast is not found and the shot is deemed to be a clean miss, this will incur a charge of 75% of the full price of £ 780 inclusive VAT.

7.4 Hind stalking will be charged at £350 per day for 1 person. The cost of a 2nd person shooting is £50 per day. All amounts are inclusive VAT.

7.5 An estate rifle can be supplied on request free of charge, subject to any applicable regulatory requirements.

7.6 If guests bring their own rifles and ammunition they must be fit for purpose and conform to the statutory legal requirements to stalk red deer in Scotland including copper bullets

7.7 All guests are responsible for the security of their weapons and ammunition during their stay. All firearms and ammunition must be locked away in gun cabinets which are at your disposal.

7.8 A visitors Shotgun/Firearms Permits can be arranged upon request for overseas guests. A minimum of 3 months' notice is required to organise these permits.

7.9 All stalking guests must be in possession of a current valid Firearms Certificate (unless they are using an estate rifle). All rifles are to be zeroed under the supervision of our stalker before the commencement of stalking. No person may shoot until the stalker has satisfied himself as to the accuracy of this rifle.

7.10 Minors may only stalk at the discretion and under the supervision of our stalker.

7.11 At Carnmore, there is no stalking on a Saturday or Sunday.

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8. Gratuities

The tipping of staff is a traditional part of British shooting etiquette and is strictly personal between the sportsmen and the staff. We would suggest:

Stalker	£100 per rifle per day
Stalking Ghillie	£40 per rifle per day

9. Instructions

9.1 The Estate staff may give instructions on all matters relating to the let and these must be followed by all guests. Failure to carry out these instructions may result in the cancellation of the remainder of the let. In the event of cancellation in terms of this Clause, there will be no right to a refund or compensation. In case of any issues arising please contact the Estate Manager, Barbara MacDonald at +44 (0)1445 760 207.

9.2 A complete list of emergency telephone numbers is to be found in the Lodge.

10. Liability

10.1 Letterewe Estate is not liable for any personal injury, illness, loss or damage to luggageor other belongings, for any delay, inconvenience or any other loss.

10.2 All guests will be solely responsible for their personal safety and any equipment that is used is entirely at the risk of the sportsmen using it.

11. Chronic Wasting Disease

We would like to draw attention to Chronic Wasting Disease (CWD). This is a highly infectious disease affecting wild and farmed deer. It is currently restricted to the USA and Canada. There are currently no known treatments or vaccines.
Please be aware of the Bio Security risks and ensure that all your stalking equipment and clothing have been cleaned properly before arrival.

12. Ticks and Lyme Disease

Ticks and the risk of Lyme Disease is on the increase.
Guests should regularly check themselves and remove ticks in the appropriate manner.
Should a “Bulls Eye” rash appear where a tick has been removed then medical advice must be sought immediately.