

B&B Boomken's Ranch Info and Regulations

Info Rooms:

Romantic double bedroom with ensuite and private entrance
(This room is located on the ground floor (2 steps above ground level))

luxury spa/cinema room with underfloor heating (cooling in summer and heating in winter) and adjustable ventilation
(This room is located in the basement (souterrain))

Reservation

1a: The reservation can be done, by phone or by e-mail.

1b: After receiving your reservation B&B Boomken's Ranch confirms your booking by e-mail or by mail.

After fully completed and signed and returned reservation form, the reservation is final.

1c: The amount must be paid within 14 days after the booking. (Last minute bookings must be paid at least 3 days before arrival) Into account: ING NL97.INGB.0006 8771 26 BIC Code INGBNL2A To. B&B Boomken's Ranch.

1d: Check-in time from 16:00h, Check-out time 10:30h latest. (Optional only advance booking agreement: Early check-in from 13:30 and late check-out until 13:00 at a charge of €15,- per person)

1e: Optional bookable: hot tub is reserved at least one day in advance necessary because of the heating time. Rent for one afternoon total: €29,95

Shower before using the hot tub and sauna is required. As well as wearing swimwear.

Bathrobes and towels are included. Slippers you have to provide yourself.

1f: Finnish Sauna; This optional booking facility is *only available to the guests staying in the spa/cinema room.*

Swimwear is not required in this private space. Bathrobes and extra towels are included.

Possibly slippers you have to provide yourself. Total Price €50,- incl. Fruit, water, salt scrub, aromatherapy (for the sauna), use bathrobes and towels)

1g: Cancelling the reservation can be done up to 14 days before booking date, but notify us a.s.a.p.

If you cancel within the period of 14 days till the booking date, we have to charge you 50 percent of the total amount.

And cancelling within 7 days we have to charge you the full amount. This of course also applies to "no shows" !

1h: Boomken's Ranch at all times is entitled to cancel a booking.

In this case we will refund the full amount. And we will help you finding an appropriate solution.

Room regulations

2a; 2 A You can check in between 16:00 to 23:00 and departures before 10:30h.

2b; Tenants should avoid noise disturbance outside and in the room

2c; The room has to be kept tidy

2d; Visitors of our guests are not allowed to stay the night without permission or additional payment

2e; In no case we are responsible or liable for loss or theft of your possessions. Please make sure to lock your room before leaving.

2f; During your stay you are responsible for the key and remote control of the electric gate you get at check-in.

If you lose your key, the cost of a new lock and new remote control will be charged.

2g; Smoking is not allowed inside. Only outside (And not to close to open doors or windows.)

2h; Stiletto heels are not allowed on the wooden floor of the second double bedroom

2i; If some of our possessions break, get damaged, or get lost during your stay, we are entitled to bill you for it.

2j; On the driveway you are obliged to drive slowly

2k; It is not allowed to enter the meadow, paddock or stable without permission. This for yours and the animals' safety.

Feeding the animals is also not allowed.

2l; Campfire is only allowed in the designated area

2m; Due to steps in our B & B may be less suitable for the disabled.

2N- Our B&B is less suitable for small children. Children from 12 years and older are welcome.

2f; Open fire in the room (candles) is not permitted for safety and insurance reasons.

Info for guests with horses / dogs

Dogs (max 2) and horses are welcome after consultation

(Dogs are only welcome in the double bedroom)

We have a list of restaurants where you are welcome with your dog. And there is area nearby you could go where the dog can run free. And from 31 October to 1 April dogs are allowed to go to the "Galderse Meren" to run free and swim.

3a; Dog has need to be social, healthy, de wormed, treated for fleas/tick's, not to cause noise disturbance.

3b; Dogs may not sleep on the bed because hygiene and wear linen.

3c; And not remain alone in the room when you leave our site.

3d; Dogs may run free on our property as long as you are with them.

Horses stay with us in a spacious paddock with grass, water and hay.

(So no stable) You may use arena and paddock for working your horse.

For the guest horses we don't want them to make contact with our horses.

They have to be healthy and should be de wormed. Please bring the passport of your horse.

Equestrian trails are available. Driving without a cap on our site is at your own risk

We do not own lesson/lease horses. (Our horses are ridden only by us)

**For riding lesson or going horseback riding in the woods, we refer you to: <http://www.stalhouderij-hetfjordenpaard.nl/>
Or <http://www.manegehoevegalderszicht.nl/lessen.html>**

**We try to make the stay of the guests at our B&B as comfortable as possible.
If during your stay something is not to your satisfaction please let us know.
So we may be able to do something about it.**