

ART DECO HOUSE UK

www.ArtDecohouseuk.com

Terms and Conditions (version April 2026)

The Art Deco HouseUK

At 33 Littlestairs Road, Isle of Wight PO37 6HS

In these terms and conditions, the following terms have the following meanings:

The Art Deco HouseUK is also known as Marine Villa, Christie Manor, Culver Bay Manor and other names means 33, Littlestairs Road, Shanklin, Isle of Wight, PO37 6HS, United Kingdom.

Agreement means the agreement between Laurence Smith and Sharon Boyse-Smith and the Visitor for the holiday rental of The Art Deco HouseUK on these Terms and Conditions;

The Owners mean **Laurence Smith and Sharon Boyse-Smith of Garden Cottage, Ditton Park Road, Datchet, Berkshire SL3 7JB, United Kingdom** who are the joint owners of The Art Deco HouseUK and have the sole rights to enter into any agreement concerning The Art Deco HouseUK; and

Visitor means the person named in the confirmation invoice or confirmation email, and their guests;

Sharanne Limited is owned by Sharon Boyse-Smith who is licensed for the supply of alcohol ON and OFF the premises at The Art Deco HouseUK. (Premises License IW 048554) and for catering and concierge services

1. Agreement

1. These Terms and Conditions are provided with any booking and are also on our website ArtDecohouseuk.com/useful-information/. The making of a booking will form an agreement on these Terms and Conditions between the Visitor and The Owners for the holiday rental of The Art Deco HouseUK.
2. The Owners permit the Visitor to occupy The Art Deco HouseUK for the holiday period shown in the confirmation invoice or confirmation email together with the use of its contents.

2. Prices

1. If at the time of booking we are VAT registered, then VAT is charged at the prevailing rate at the date of our invoice and our VAT number is shown on our invoice. Laurence G Smith and Sharon Boyse-Smith are registered as a partnership with Her Majesty's Revenue and Customs.

2. Holiday prices are reviewed every three months. If the Visitor has booked in advance and paid their deposit before the review, and the price for their holiday has increased as a result of the review, the original price shall prevail. Once booked and the initial payment made, then the price for direct bookings will not be changed. If you book through an online booking process such as Air BnB or VRBO then their policies may not be the same but usually are. We have no control over their policies.
3. We work with agents and other companies and they may charge a different price to the one that we offer. If you book through a third party, then your commercial contract and the booking terms are with them, however our terms concerning the property of TheArt Deco HouseUK itself are as per this document.

3. Booking and Payment Terms

1. The total price for your booking (the “holiday price”), and the dates on which the holiday price is payable, will be set out in your confirmation invoice and are subject to the terms we have sent you when booking directly or where indirect are those offered via the agency, however the booking itself are subject to the terms and conditions laid down by the owners (this document).
2. For bookings made more than 2 months or more in advance, the booking for a holiday will be effective when a deposit of 25% of the total booking price (excluding the security deposit) has been received by The Owners.
3. For bookings made for a holiday less than 2 months in advance, payment must be made in full.
4. All payments can only be accepted in Pounds Sterling, Euros, US Dollars at the prevailing exchange rate to the UK pound on the day of payment against the UK price. The visitor is responsible for any fees levied during the exchange and the Owners are to receive the full sterling value as requested.
5. The Visitor must provide their full postal address and contact details for insurance and legal reasons.
6. You can pay by credit card through STRIPE, the card handler for the Art Deco HouseUK, by the booking portal or agent’s card processor or by bank transfer to The Owners Bank Account (held at National Westminster Bank, with your dates as the reference). For your security, we suggest the first payment is made by credit card.
7. All refunds of security deposits are made by refunding using the same method as the security payment was originally made. Most agents and portals do not pass over the security deposit and retain it themselves until after your stay and no damages have been confirmed by us.

4. Cancellation

1. If a Visitor wishes to cancel a booking, they must give The Owners notice in writing as soon as possible. Cancellation takes effect on the day we receive your written or emailed notification. The closer your cancellation is to your holiday start date, the less likely we are to recover the holiday costs by re-selling The Art Deco HouseUK. Our cancellation charges therefore increase as the departure date approaches
2. Cancellations due to HM Government pandemic lock down’s (the lockdown may be national, or local to the main guest’s home address or to the Isle of Wight) are refunded in full with no deductions provided at least 72 hours notice is given. The following additional cancellation terms only apply for non-Lockdown cancellations;
3. If cancelled more than 2 months prior to checking in then the payments paid will be refunded in full having deducted any fees incurred (such as Paypal or Credit Card fees).

4. If cancelled less than 2 months prior to checking in, then the Owners will try to resell the dates and if successful will refund the payments made, minus an administration fee of up to £500, any fees incurred (such as Paypal or Credit Card Fees) and any costs incurred in the remarketing. When a booking is made, the guest is entering into a binding contract, so we always recommend that the guest takes out travel insurance to cover any unforeseen eventualities such as illness etc.

If, following a booking, the full balance is not paid on time, The Owners shall notify the Visitor. If, after 7 days from the date on which full payment is due, full payment has not been received by The Owners then it may cancel the holiday booking and the above cancellation terms will apply, even if that requires extra payment to be made.

5. The Owners Right to Refuse/Alter

1. The Owners may, at their discretion, refuse any booking.
2. The lead Visitor must be over the age of 18.
3. The Owners may cancel or alter arrangements made for the Visitor whether before or during the holiday period provided that such cancellation or alteration is necessary:
 1. due to circumstances beyond the reasonable control of The Owners; or
 2. to perform or complete essential remedial or refurbishment works,
 3. if the booking was accepted in error.
4. If a booking is altered or cancelled by The Owners, The Owners will return to the Visitor the relevant proportion of the holiday price paid by the Visitor to The Owners in respect of The Art Deco HouseUK and will not otherwise be liable for any additional loss caused by such alteration or cancellation.

6. Occupancy & Maximum Numbers of Visitors

1. Occupation must be limited to the maximum number of persons for The Art Deco HouseUK stated in the booking and no additional camp beds, tents, caravans or campervans are allowed. The occupation limits are set in line with the level of services available at The Art Deco HouseUK. To exceed the maximum number of persons in The Art Deco HouseUK overloads the facilities available which are often not designed or capable of supporting additional usage, and can lead to extensive and expensive damage and The Owners may retain the entire security deposit, plus charge any additional costs to make good any damages caused by the over-occupancy.
2. As such any over-occupancy is considered to be a serious infringement of the Terms and Conditions and can result **in an immediate requirement to vacate the premises**, with no refund of monies due, and possible further charges in the event of damage to the facilities caused by excess usage.
3. The Agreement is personal to the Visitor. The Visitor must not use The Art Deco HouseUK except for the purpose of a holiday by the Visitor and the Visitor's party during the holiday period, and not for any other purpose or longer period. The only exception to this is if an agreement has been made in writing between The Owners and the Visitor to allow an event to be held at The Art Deco HouseUK.
4. The maximum occupancy of The Art Deco HouseUK shall not be exceeded. The Owners will however always give reasonable consideration to specific requests for use of The Art Deco HouseUK which may relate to occupancy (for example, a function or celebration). If the Visitor wishes to hold any function or celebrations exceeding the occupancy limit it must first obtain the written permission of The Owners. If permission is granted, an additional charge will be made.

5. The property is not suitable for 'hen' and 'stag' type occupancies for many reasons and therefore such bookings will usually be declined. If such a booking is inadvertently accepted, this will be considered as a serious infringement of the Terms and Conditions and can result in an immediate requirement to vacate the premises, or if allowed to remain a 50% surcharge of the total booking fee levied. Such booking requests may exceptionally be accepted if fully disclosed to and agreed by the owners at the time of booking.
6. Under no circumstances are tents or other temporary living accommodation such as mobile homes or caravans allowed on the premises of The Art Deco HouseUK without prior written permission. If any tents or other temporary living or entertaining accommodation (such as a marquee) is erected then this will be considered as a serious infringement of the Terms and Conditions and can result in an immediate requirement to vacate the premises and the deposit forfeited in full.

7. Services

1. The holiday price will include all charges for water, gas, electricity, and reasonable internet use. Visitors must comply with the instructions found in the welcome pack in The Art Deco HouseUK regarding the appropriate fuel for use within The Art Deco HouseUK.
2. While the Owners will always try to provide TV and internet services, through circumstances beyond their control, this may not always be possible.
3. A Chef service is available from carefully selected suppliers and can be booked via The Owners prior to arrival. These always have full Third Party Insurance to protect guests as well at the Owners
4. **No other commercial caterers** are allowed to operate at The Art Deco HouseUK without prior written approval and a surcharge may be levied. This is to protect guests as well at the Owners. Any losses cause by external commercial caterers are the responsibility of the Visitors. Sadly this has previously included missing equipment from the Art Deco HouseUK's kitchens.
5. Sharon Boyse-Smith (co-owner) is licensed to sell pre-ordered Champagne and Fine Wines at The Art Deco HouseUK by pre-order and on departure, subject to availability.
6. No other commercial organisation can legally sell alcohol at The Art Deco HouseUK however the Visitor can bring their own or order delivery from the usual supermarkets etc for delivery.

8. Liability and Loss of Visitor Property

1. Any Visitor's property found at The Art Deco HouseUK or on The Owners property will normally be disposed of if it is not collected within 6 months and The Owners may charge a reasonable administration fee to cover the costs of storage and handling of lost property.
2. Minor items (such as mobile phone chargers) will be posted back wherever possible by Royal Mail. Other items will be returned where practical and any costs deducted from the deposit. If secure or urgent delivery is required, this should be requested and authorised by email. Any loss in transit is the Visitors responsibility at all times.
3. While every effort is made by The Owner's to maintain a high level of services and equipment, The Owners are not responsible for any failures beyond their control.
4. The Owners will not be liable for any loss of property or any other loss or damage caused by it or its agents or contractors:
 1. unless it has breached a legal duty of care owed to, or contractual term for the benefit of, the claiming party;
 2. where such loss or damage is not a reasonably foreseeable result of any such breach; or

3. where such loss or damage results from a breach by the claiming party of any duty of care owed to, or contractual term for the benefit of, The Owners .

9. Pets

Unfortunately, Pets are not permitted

Assistance dogs are permitted in The Art Deco HouseUK, however the Visitor must notify The Owners of the intended presence of any assistance dogs prior to booking. Their party will be responsible for any additional cleaning/costs associated with the Assistance dog(s). Proof must be provided that the dog is licensed and registered as an assistance dog.

10. The Owners Right of Entry

1. Gardening may take place during any stay, Monday to Friday, this will be limited to outside the house and no work close to the windows or use of noisy equipment will take place before 10AM.
2. There is a need for ongoing and occasionally unforeseen work in any property. The Owners and its contractors may enter The Art Deco HouseUK at any reasonable time for reasonable cause. This includes the need to undertake inspections and audits necessary to operate the business, the undertaking of unforeseen (internal and external) remedial repairs together with any annual external re-decoration for which access to the inside of The Art Deco HouseUK may be required. External windows and doors may be opened during this process.
3. The Owners will give the Visitor reasonable notice of such requirements, and aims to restrict the working hours of our contractors to between the hours of 09:00 — 17:00. If this is not possible The Owners will offer you reasonable compensation for any foreseeable inconvenience or loss of enjoyment caused on that day.

11. Visitor Obligations

1. The Visitor will be responsible for all payments and for any damage whether caused by the Visitor or his or her party. The Visitor agrees to make his or her party aware of these Terms and Conditions.
2. The Visitor agrees to keep and leave The Art Deco HouseUK and its contents in the same state of repair and condition, and in a clean and tidy state as at the commencement of the booking period (reasonable wear and tear excepted).
3. The Visitor accepts that any damage caused to the flooring, furniture, furnishings, beds or bedding, including bed soiling (in which case a replacement mattress is always required) will be charged to the Visitor.
4. The Visitor must allow The Owners and/or its agents to enter The Art Deco HouseUK to inspect the state of it, on reasonable notice, except in emergency when immediate access must be granted.
5. The Visitor must not use The Art Deco HouseUK or allow its use for any dangerous, offensive, noisy, illegal or immoral activities or carry on there any act that may be a nuisance or annoyance to The Owners or to any neighbours.
6. The Owners will not tolerate any verbal or physical abuse towards any of its staff or representatives.
7. The Visitor and his or her party must comply with any reasonable regulations relating to The Art Deco HouseUK of which the Visitor has written notice. Such regulations will be found in

the welcome folder in The Art Deco HouseUK, typical examples would include any local conditions regarding parking, waste disposal and recycling.

8. Smoking is not permitted in any part of The Art Deco HouseUK and the Visitor and any member of his or her party agrees not to smoke inside The Art Deco HouseUK. If you smoke outside the house, all smoking debris should be properly disposed of using the refuse containers.
9. The use of candles or fireworks by the Visitor or his or her party at The Art Deco HouseUK is strictly not permitted unless expressly agreed in writing with The Owners. Use of barbecues is not permitted at any time except those that are provided at The Art Deco HouseUK by The Owners
10. Where provided, the Visitor may make reasonable use of the herb garden while staying, but not remove any plants or take any herbs away at the end of their stay.

12. Commercial Use

Please note that no commercial company (marquee suppliers, caterers, DJs, Children's entertainers etc) are permitted to conduct their business at The Art Deco HouseUK without prior approval including proving they have Third Party Liability and Personal Liability insurance. Copies of their insurance should be provided to info@ArtDecohouseuk.com

This is to protect both yourselves and The Art Deco HouseUK. The owners have taken out insurance but this is not valid for commercial suppliers and you (and the supplier) will have no insurance cover.

If you use a third party non-approved caterer, they should bring their own pots and pans etc. A fee may also be charged. Any damage to any of the kitchen equipment or utensils or additional cleaning (ovens etc) will be deducted from the security deposit.

13. Damages and Security Deposit

1. The Owners recommend that Visitors hold personal insurance for accidental damage and personal liability as well as Travel Insurance in case the visitor needs to cancel and no refund is due. The Owner's cannot be held responsible for any losses if the visitor does not have valid holiday insurance from the date of making their booking.
2. If on arrival at The Art Deco HouseUK you discover that anything is missing or damaged then this must be reported to The House Manager immediately otherwise it will be presumed that the damage/loss was caused by the Visitor and a charge will be made.
3. All bookings will be subject to a refundable accidental damage deposit of £750.00 and is payable to us with your final balance. This deposit will be repaid within 7 days of checking out, less any deductions for any damage or missing items, unless the owners need to wait for estimates for necessary repairs, in which case you shall be notified via email.
4. The Art Deco HouseUK includes antique windows floors and furniture that may be very expensive to replace or repair, the Visitor is reminded to treat everything with respect within the house and not to misuse or abuse anything within the property and to take special care with liquids being stood or split on the antique furnishings.
5. The use of fireworks is forbidden at all times in the grounds of The Art Deco HouseUK as the sound can damage the tens of thousands of pounds of 1930's stained glass windows. If fireworks are ever used, the whole security deposit is retained, even if no damage is found, plus additional charges to the full value of replacement or reinstatement of any damaged windows with no upper limit.
6. If any damage or missing items exceeds £750, then the Visitor's credit card will be charged for the balance and/or compensation sought.

7. If the Visitor checks out later than the agreed checkout time, then a deduction of £100 an hour will be charged to cover the additional staff costs. This will be deducted from the deposit.

14. Water Supply

The Owners cannot accept responsibility for a shortage of water at The Art Deco HouseUK where this is as a result of a drought, an act or omission of the relevant water services company or for any other reason outside of The Owners reasonable control.

15. Weather

If The Art Deco HouseUK becomes inaccessible due to bad weather The Owners will take reasonable steps to inform the Visitor in advance. However, The Owners liability does not extend to weather related conditions that affect public roads and the Visitor is advised to have travel insurance against such a risk.

16. Comments/Complaints

1. Every reasonable care will be taken to ensure that The Art Deco HouseUK is presented to Visitors to a high standard. Should the Visitor find on arrival that there is a problem, or cause for complaint, the Visitor should immediately contact The House-Manager. Reasonable steps will then be taken to assist the Visitor.
2. The Owners are committed to ensuring that any problems or complaints the Visitor may have whilst at The Art Deco HouseUK are resolved efficiently and promptly, but as such must be given the opportunity to do so. Any refusal to notify The Owners immediately or refusal of reasonable rectification may affect the Visitor's right to compensation.
3. Visitors must provide a contact telephone number and suitable time for The Owners to communicate with them about problems or complaints. Visitors must allow access to The Art Deco HouseUK by any staff or contractors of The Owners to resolve problems or complaints. If despite contacting The Owners the problem or complaint remains unresolved, the Visitor must contact The House Manager again. The Visitor must not independently move to other Accommodation without first allowing The Owners the reasonable opportunity to assist in resolving the complaint or problem. If the Visitor does so, or refuses reasonable rectification, the Visitor may affect their rights to compensation.
4. Visitors must formally confirm any unresolved complaint in writing; by telephone or by email to The Owners within 28 days of returning from the holiday. Please contact:

Laurence Smith, Garden Cottage, Ditton Park Road, Datchet, Berkshire SL3 7JB

or to the email address: info@ArtDecohouseuk.com

17. Arrival and Departure Times

1. The Visitor and his or her party must arrive after the arrival time (4:00pm on the first day of the holiday period) but before 7:00 pm and depart before the departure time (10:00am on the last day of the holiday period). The Owners especially recommends arrival before 7pm in winter months.
2. Early check-in is not permitted so as to allow the Art Deco HouseUK team to ensure the quality of cleanliness is always of the highest standard.

3. The Visitor will be issued with 5 sets of keys to The Art Deco HouseUK on the first day of the holiday period and the Visitor must return them on the last day of the holiday period or the date of departure, if earlier. Failure to do so will incur the cost of a replacement set.

18. Diversity

Embracing differences is part of the way we do business. Diversity and inclusion are closely tied to our own personal core values and our business goals, so they are embedded into every facet of our business. We are proud that The Art Deco HouseUK has been LGBT welcoming since the first day we opened our doors for business, and we welcome guests who identify as LGBTQ+.

We operate in the spirit of inclusiveness. We will always prioritise a diverse and inclusive environment in which guests and obviously our own team are welcomed and respected, and also where our guests are not obliged to ever declare nor hide their sexual orientation.

19. Alcohol purchase and consumption (requirements pertaining to Sharon Boyse-Smith's The Art Deco HouseUK license)

1. The Challenge 21 scheme operates in respect of alcohol sales at The Art Deco HouseUK
2. As a condition of The Art Deco HouseUK's license, guests are not permitted to take any open containers of alcohol away from the premises (defined by the walled and fenced perimeters to 33 Littlestairs Road) unless they are departing, having concluded their stay. This applies to any alcohol, whether purchased from Sharanne Limited or brought in privately by our guests.
3. Guests are not permitted to consume alcohol outside in the garden or patio, between the hours of 23.30 and 08.00 so as not to cause nuisance and disturbance to neighbours. This applies to any alcohol, whether purchased from Art Deco HouseUK or brought in privately by our guests.

20. Right to Evict

1. The Owners may terminate the Agreement on notice, and in such case the Visitor and his or her party must leave The Art Deco HouseUK, (without compensation being payable to the Visitor or any member of his or her party) if:
 1. this is deemed necessary by The Owners where there is a serious breach by the Visitor of the Agreement or the Visitor's or his or her party's behaviour endangers the safety of other Visitors or members of staff; or
 2. any complaints are made of anti-social, unacceptable behaviour or unreasonable breakages or damage occurs or smoking restrictions are not observed.
 3. The alcohol licensing conditions are breached by any guest
 4. The guests abuse the staff either physically or verbally

21. Data Protection

1. If you have provided your email address you indicate your consent in receiving occasional email marketing messages from us. If you do not want to receive such messages please email us at info@ArtDecohouseuk.com. If you have provided your postal address, we may occasionally (usually in December) send you a card.
2. The Owners will not pass on any information about you or allow any other to use any data the Owners have collected from you unless you request they do in writing or by email.

22. Governing Law

1. The construction, validity and performance of the Agreement shall be governed by the law of England and Wales, and both parties submit to the non-exclusive jurisdiction of the UK Courts.