Terms, conditions and useful information

Payment

Prepayment for accommodation in full on reservation please

Please settle any additional spending for catering, activities etc during your visit on check out. We accept cash in Thai Bahts, and by bank transfer to our Thai Bank account. Or by bank transfer to UK Bank Account or by buyer not present credit and debit card payments to our UK business account at www.south-farm.co.uk recommend using Wise.com for fast, competitive international currency transfers

Cancellation

For cancellation more than 30 days before arrival the reservation cost is refunded in full.
For cancellations less than 30 days but more than 14 days prior to arrival, 50% of pre-payment is refunded and 50% is retained but rolled over to any replacement booking within 12 months.
For cancellation in less than 14 days, 100% of pre-payment is retained but 50% is rolled over to a replacement booking within 12 months

Conditions

- Pets are allowed subject to prior arrangement.
- You may consume your own drinks in your suite and balcony without charge. Corkage applies in public areas.
- Smoking is not allowed indoors.

Capacity and Exclusive Use options

All suites have aircon and king size double beds. All have space to add an extra single bed or cot. At a squeeze two singles can be added to Mountain View and Honeymoon Suite. Babies and children welcome. Cots and extra beds available.

For guests travelling as a family or with friends we recommend considering exclusive use of:

- Kanlaya Villa with two suites, Honeymoon and Guest Suite, capacity six including two extra single beds. See Kanlaya Villa Compilation Compilation Kanlaya Villa
- Cobblestones, three suites (Garden View is not currently advertised but available if let with Mountain View and Valley View, capacity 9 including 3 single beds, see Compilation Cobblestones
- Exclusive use whole property for groups wanting four or five suites, total capacity 15. Additionally, the Owners' Accommodation may be available for larger parties and has two bedrooms.

Seasons at Kanlaya's

Kanlaya's is open throughout the year. Mountainous North-West Thailand has three distinct seasons.

- The Winter, from October to February, is considered peak season. Low rainfall, warm to hot days, cool to chilly nights with overnight star studded skies, mist and dew. Highly recommended.
- The Hot Season is March and April, can be very hot, dry and subject to significant air pollution from farm burning, with poor visibility. Not recommended, but we have good aircon and a river to swim in.
- The Green or Rainy Season gathers strength from May to peak in July and August, very much underrated. Dramatic tropical storms are usually brief and drop the mercury into mid 20's, the sun comes out, the jungle sparkles and Nature excels. Low visitor numbers, exciting river levels, a great time to relax. Ask for our Green Season deals if you plan to stay a while.