

Blue Water House Bed & Breakfast Policy Page

Updated 7/05/2025

Reservation Deposit Policy

To confirm your stay with us, a reservation deposit will be processed at the time of booking:

- For stays of 1 to 3 nights, a charge equivalent to one night's rate will be applied to your card.
- For stays of 4 nights or more, we'll process a deposit equal to 50% of the total booking amount.

This ensures your reservation is secure and allows us to prepare for your arrival with care. The remaining balance will be charged at check-in.

Reservations

The Blue Water House Bed & Breakfast is a small property where every guest and reservation is both important and special to us. A credit card is required to keep on file to hold the dates requested.

- Two-night minimum on weekends that includes a Saturday night during peak season.
- Three-night minimums on holidays such as Memorial Day, 4th of July and Labor Day weekends.
*Please call Rick to get the availability for a 1 night stay on Memorial Day, 4th of July or Labor Day weekends. Sometimes we have an opening between guest visits.

Rates and policies are subject to change and vary during peak season (Memorial Day, 4th of July, and Labor Day). Special request reservations are on an as needed basis.

Additional Room Guests

Our room rates are based on 2 persons per room (Double Occupancy). Please reflect how many people are in your party per room when you make your reservation. We may need to add bedding, towels, etc. accordingly.

There is a \$35 fee per extra person, per night. Children under the age of 3 stay free.

Credit Card Security

Your credit card information is stored and processed on a secure server through Resnexus, our award-winning reservations software provider.

Cancel Reservation WITHOUT 14 day notice

In the unlikely event you must cancel your reservation, a 10 day notice is required. During peak season if you either have to cancel your reservation, shorten your stay, or check out early, without giving a 10-day notice, the balance of your reservation will be non-refundable.

If we can rebook your room/s, a partial or full refund will be made.

Cancel Reservation WITH 14 day notice

If you cancel before 10 days of your arrival date, you will not be charged.

Check-In

2:00 PM – 11:30PM

Check In begins at 2:00 PM. During the peak season, we need the time from 11:00 AM until 2 PM to prepare the rooms for the next guests arrival. Please respect this as we want your experience to begin with a clean and tidy room.

NOTE: If you arrive before 2:00 PM we can store your luggage onsite until your room is available.

If you will be arriving later than 11:30PM please let management know when making your reservations so we can accommodate your arrival with minimal inconvenience.

Check-Out

Check-out is at 11:00AM. NO exceptions without prior approval of management. The owner is a hands-on owner who does most of the work to prepare the house for the next guests.

Off-Season

Off-season runs November through March. We are open year round.

One Night Stays

We accept one night stays, based on room availability during peak season.

Quiet Hours

Quiet hours are 10 PM to 8 AM. We request that you respect other guests who are also on vacation staying at our B&B.

Pets

We welcome pets (dogs and cats) who are well behaved and quiet. We need to be considerate of our other guests. All pets need to be approved before a reservation is made.

We need to know your pet is staying with us so we can provide an appropriate room size to accommodate both the guests and their pets.

All pets must be up to date on their shots, etc. Pets must be leashed when in public areas and on the grounds of the B&B.

- ☐ NO pets are allowed in the dining room during breakfast hours of 8 – 10 AM.

Children

We welcome children and are the only B&B in Lewes, Delaware that does.

Well behaved children are welcome and must be under their parents supervision at all times. Out of respect to our other guests, there can be NO running on the wrap around balcony at any time.

We have a responsibility to all the other guests and want everyone to be happy.

Smoking

Blue Water House is a NON-smoking B&B.

Bicycle Use

Due to a liability insurance increase, we can no longer provide bicycles for our guests.

Bike rental is available from Lewes Cycle Sports located a 5 minute walk from the B&B or they can possibly deliver & pickup your choice of: Cruisers, Hybrids, E-Bikes and More.

You can use to their website to reserve bikes, www.lewescyclesports.com or by calling (302) 6454544.

- ☐ You can also borrow a bike for free from the Nature Center at Cape Henlopen State Park. Visit the Friends of Cape Henlopen State Park's website <https://www.fochsp.org/borrow-abike> or call (302) 645-6852 for more information.
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On-Site Parking

We provide FREE on-site parking for our guests right outside of our front door.

Electric Vehicle Charging

New for the 2025 season, Blue Water House has installed an on-site EV Charging station for your convenience.

Breakfast and Morning Drinks

The Coffee and Juice Bar located in the dining room is available starting at 7:30 AM.

Breakfast made to order is served daily from 8 AM to 10 AM.

- If you should have any special dietary needs, please contact Tony prior to your arrival so he can make the necessary arrangements.
- Should you need breakfast at a later time than 10 AM, please consult with management so we can try to accommodate your needs.
Tony, our manager, prepares and serves breakfast and then after 10 AM he attends to the needs of running the B&B and may not have time to prepare a meal without prior notice.
- If you have items that require refrigeration, please use the refrigerators provided in your room.
- If you have items to reheat, please use the microwave located in our kitchen next to the refrigerator.
- NO pets are allowed in the dining room during breakfast hours of 8 – 10 AM.

Physical Limitations

Please let us know if you have any physical limitations so we can accommodate you. We have lots of stairs so if you have a problem navigating stairs, we can put you on the first floor to limit the number of stairs.

Please contact Rick when making reservations. He can be reached during business hours at 302645-7832.

State and Local Fees and Taxes

We are obligated by law to charge a room tax and a service fee on all stays as dictated by state and local taxes and fees.

We want to be as transparent as possible which is why we provide this information to our guests so they know what to expect when visiting the Blue Water House Bed & Breakfast in Lewes, Delaware.

These are basic, common sense, policies which are no different than any other hotel/motel or B&B in the area.

We want to make sure our guests have a pleasant visit at Blue Water House and that we exceed their expectations for an enjoyable and relaxing vacation.

In 2025, it will be Rick's 26th year that he has owned the Blue Water House B&B. During this time, Rick and Tony have accumulated close to 600 5-star ratings on Tripadvisor from our guests and we want that number to continue to grow.

If you have any questions or concerns, please contact Rick at 302-645-7832 during business hours.