



THE STAR INN NETHERTON

£385,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertieservices.co.uk

A rare example of a modest and largely unaltered Edwardian public house retaining much character together with a substantial range of adjoining stone outbuildings set in gardens and grounds extending to approximately 0.5 hectare (1.2 acres). The property is Grade II Listed and dates back to 1788 and is situated in the centre of an attractive Upper Coquet Valley village. Subject to necessary consents the buildings have potential for conversion to provide letting rooms and/or restaurant facilities. The property is freehold, a free house, the only pub in Northumberland to appear in every Good Beer Guide for 40 consecutive years from 1974 to 2013 inclusively, and will be sold with vacant possession.

Netherton

Netherton offers a unique combination of charm, heritage, and community spirit. The village features historic stone buildings, the Star Inn is a long-standing local landmark, reflecting its rich cultural character. Despite its small size, it maintains a close-knit community, with local facilities like the War Memorial Hall providing a hub for events and social gatherings.

The area benefits from strong owner-occupation and well-maintained properties, making it an attractive and stable place to live. Its proximity to Rothbury ensures access to shopping, schools, and transport links, giving residents the perfect balance of peaceful village life with convenient connectivity to essential amenities.

Postcode

NE65 7HD

Local Authority

Northumberland County Council
Tel: 01670 627 000

Business Rates

Rateable Value April 2026 - £1,600
Special Category Code 226G

Tenure

Freehold

Viewing

Strictly by appointment with the selling agents.

EPC Rating

N/A - Listing Building

Services

Mains Water, Drainage & Electricity, with solar panels and healthy FIT.

Agents Note

The property was Listed in August 2025, the solar panels predate the Listing.

Location

For detailed directions please contact the selling agents.

The Star Inn

The insistence on retaining the small public house in its existing use is justified by its status as a recognised heritage asset and the requirements of national planning policy. As a designated heritage asset, the building's significance derives not only from its architectural and historic fabric but also from its long-standing function as a public house serving the local community.

Under the National Planning Policy Framework (NPPF), decision-makers are required to give great weight to the conservation of heritage assets and to ensure that any harm to their significance is clearly and convincingly justified.

Accommodation

This accommodation comprises a substantial multi-building mixed use property arranged over several levels, offering generous and flexible living space. The property is set across three floors and provides a well-balanced layout which could easily adapted into Guest Bedrooms.

On the ground floor of the main building, the Entrance Hall leads to the bar area, it retains its simple plan-form, in which beer was provided from the cellar by gravity and sold direct from a serving hatch. There are several Reception Rooms, including a Sitting Room, Snug, Cellar and Bar area. The Kitchen is positioned alongside the many stores.

The First Floor comprises multiple Bedrooms accessed from a central landing, along with a family bathroom and an additional WC.

The Second Floor provides further Bedrooms/Storage.

Details Prepared March 2026
Property Reference APS 43391777



Approximate total area⁽¹⁾
1605 ft²
149 m²

(1) Excluding balconies and terraces

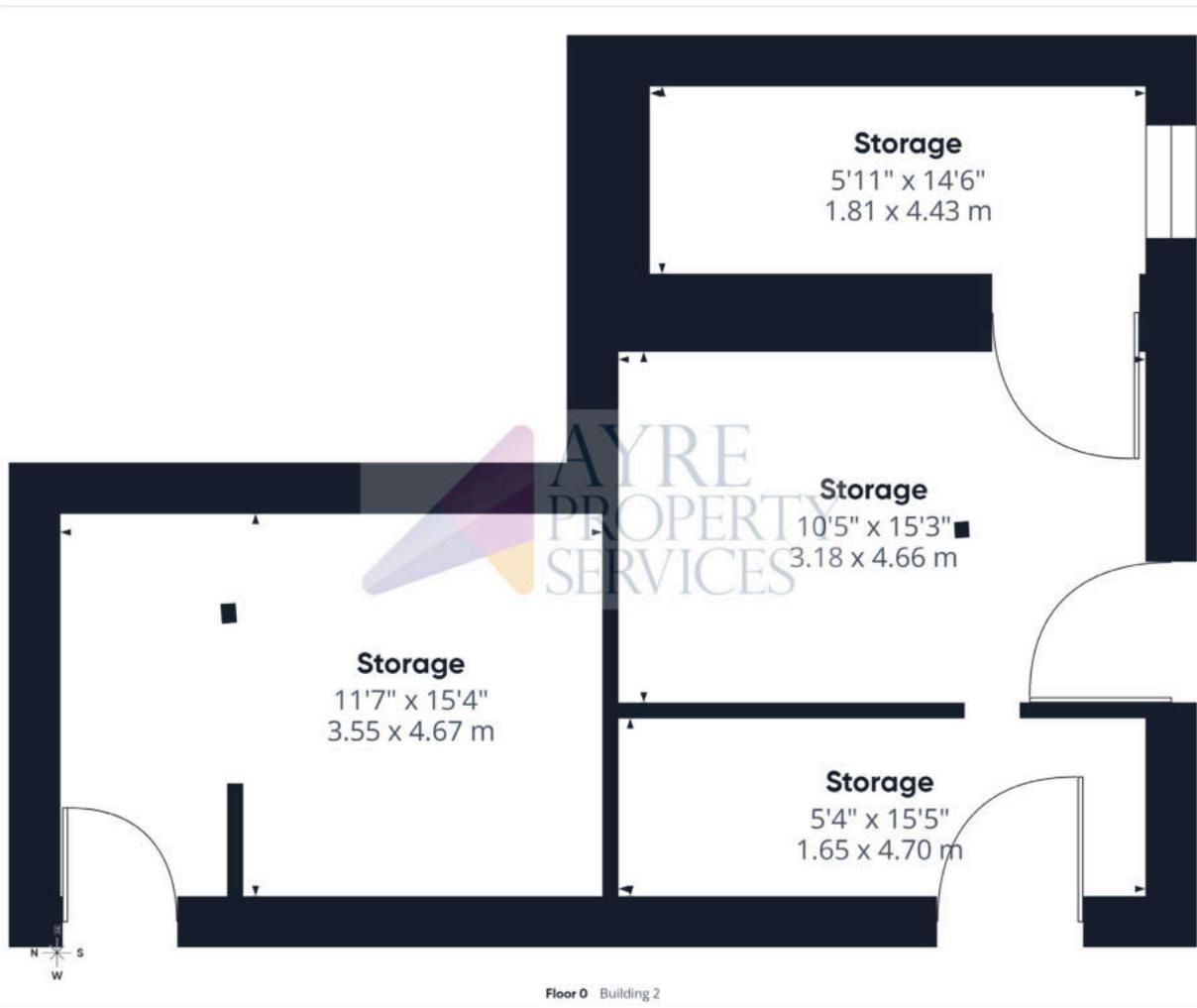
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Approximate total area⁽¹⁾
1370 ft²
127.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Approximate total area⁽¹⁾

517 ft²
48 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



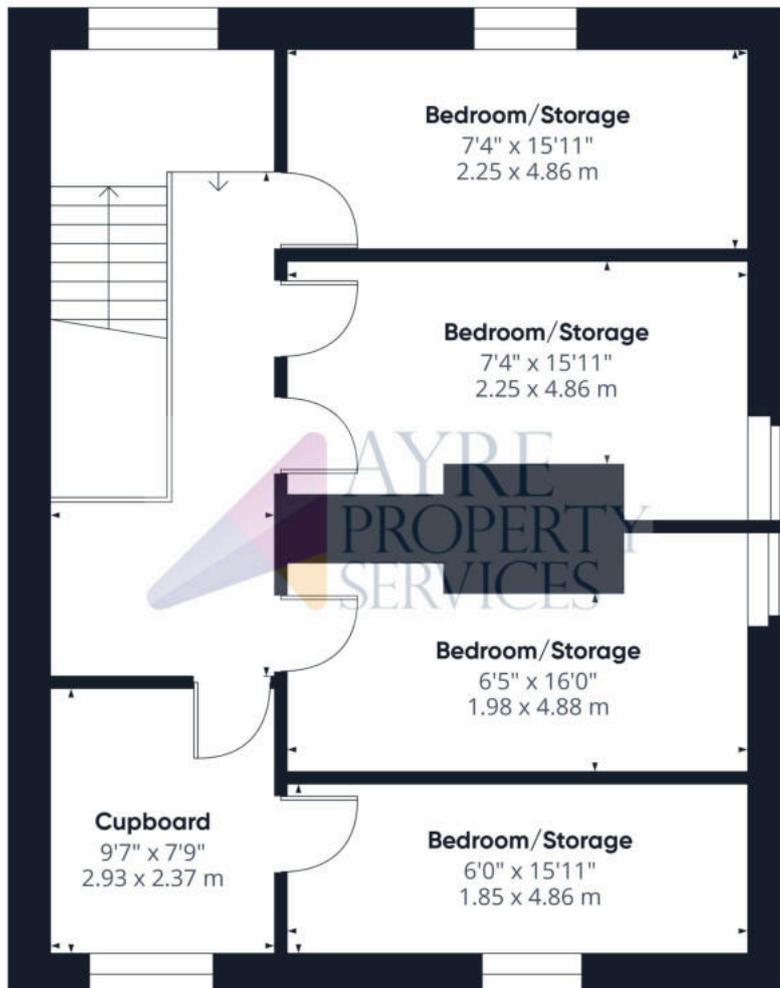
Approximate total area⁽¹⁾

496 ft²
46 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾
676 ft²
62.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

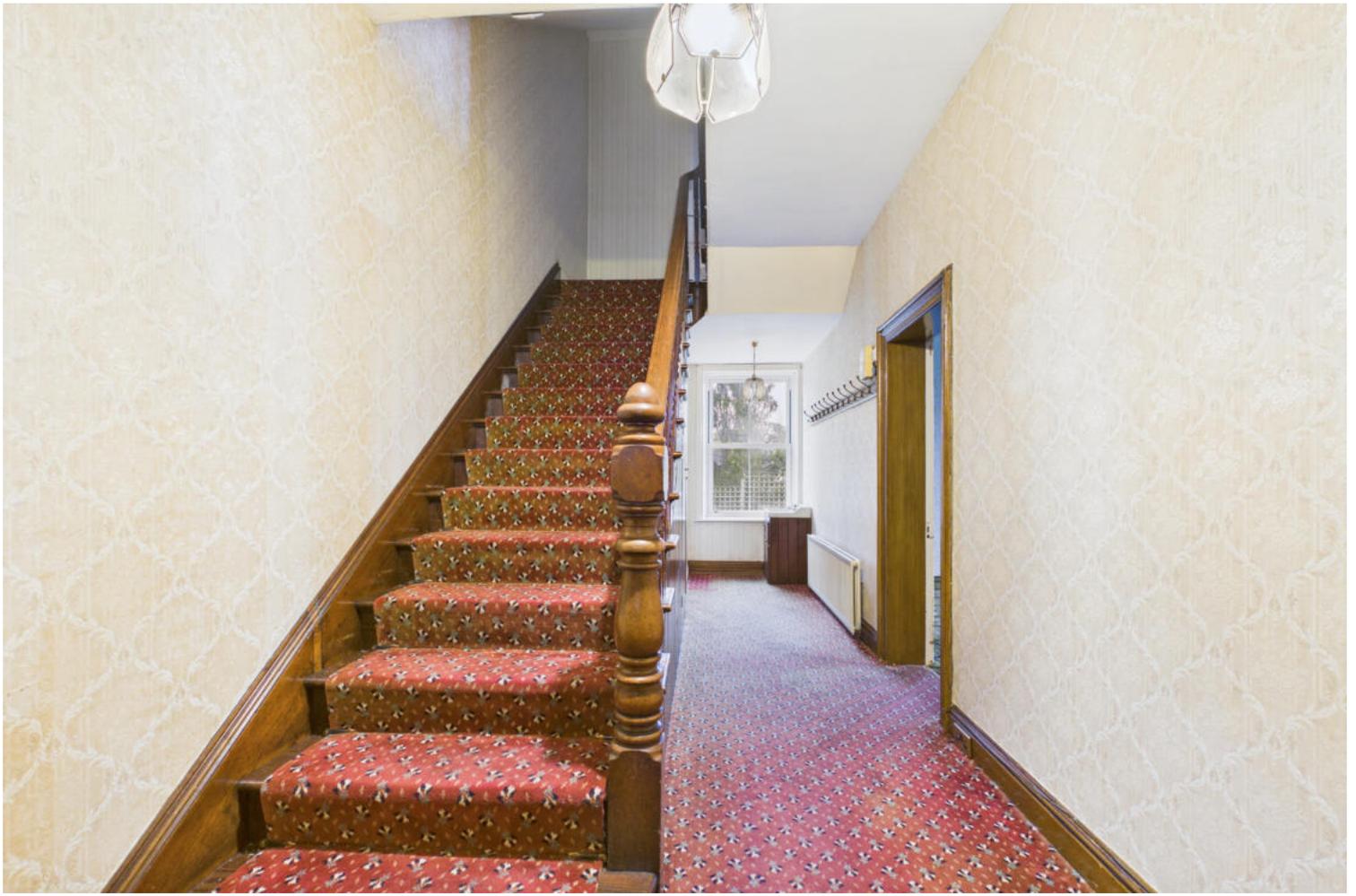






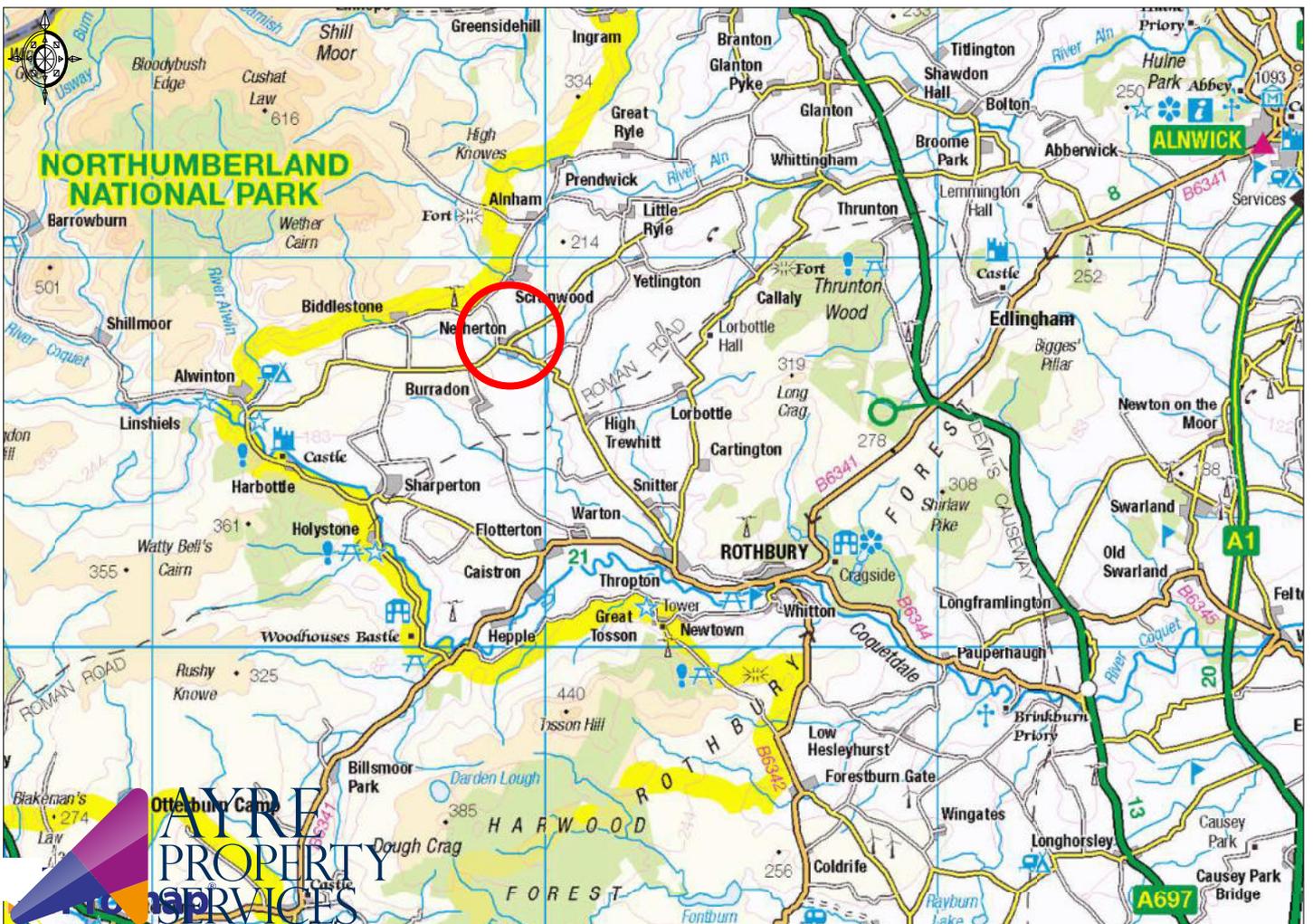












© Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022432. Plotted Scale - 1:175000

Townfoot, Rothbury, Morpeth NE65 7SP | info@ayrepropertyservices.co.uk | www.ayrepropertyservices.co.uk | 01669 621312

Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.