



THE BARN, PONDICHERRY ROTHBURY

£450,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312

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A fabulous traditional stone stable conversion, transformed into a beautiful residential home approx. 30 years ago, occupying an enviable elevated position in Pondicherry with breathtaking views towards the Simonside Hills. Built on the original footprint of the former barn, this characterful property combines period charm with modern energy-efficient living. Externally, it benefits from an enclosed rear garden, a sunny courtyard to the front, and a generous garage which, subject to the necessary planning and building consents, offers excellent potential to be incorporated into the main living accommodation. The accommodation comprises: Ground Floor: Reception Hall, spacious Kitchen/Living Room, Shower Room, two Double Bedrooms, and internal access to the Garage, which also benefits from a separate WC. First Floor: Living Room enjoying panoramic views towards the Simonside Hills, a spacious Landing, Office Area with storage, a further Double Bedroom, and Shower Room. The property also enjoys direct access to the rear garden from both the ground and first floors, making the most of its split-level design. Energy efficiency has been a key consideration at The Barn. Equipped with an air source heat pump and solar panels, and fully insulated the property is exceptionally economical to run and has achieved an outstanding A-rated Energy Performance Certificate (EPC), offering both environmental benefits and reduced running costs. Parking for 4/5 vehicles at this property.



Rothbury

Known as the 'Capital of Coquetdale' Rothbury is a small Northumbrian market town equidistant from the larger settlements of Alnwick and Morpeth. It still shows signs of prosperity as a late Victorian resort, brought about by the arrival of the railway, (now gone), and the influence of Lord Armstrong and Cragside. Facilities include First and Middle Schools, a library, art centre, a number of public houses/restaurants, golf club, professional and medical services and a full range of local shops. The new Shell forecourt in Thropton is a mile away.

Services

Mains electricity and water. Septic Tank Drainage. Air Source heating pump, together with ample solar panels, fully insulated.

Postcode

NE65 7YS

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

Council Tax Band E £3,175.52 (2026/27)

Tenure

Freehold

Viewing

Strictly by appointment with the selling agents.

EPC Rating

Current rating is an A (92).

Location

For detailed directions please contact the selling agents.

Details Prepared July 2027

Property Reference APS 90711708



Score	Energy rating	Current	Potential
92+	A	92 A	109 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Mobile Signal:

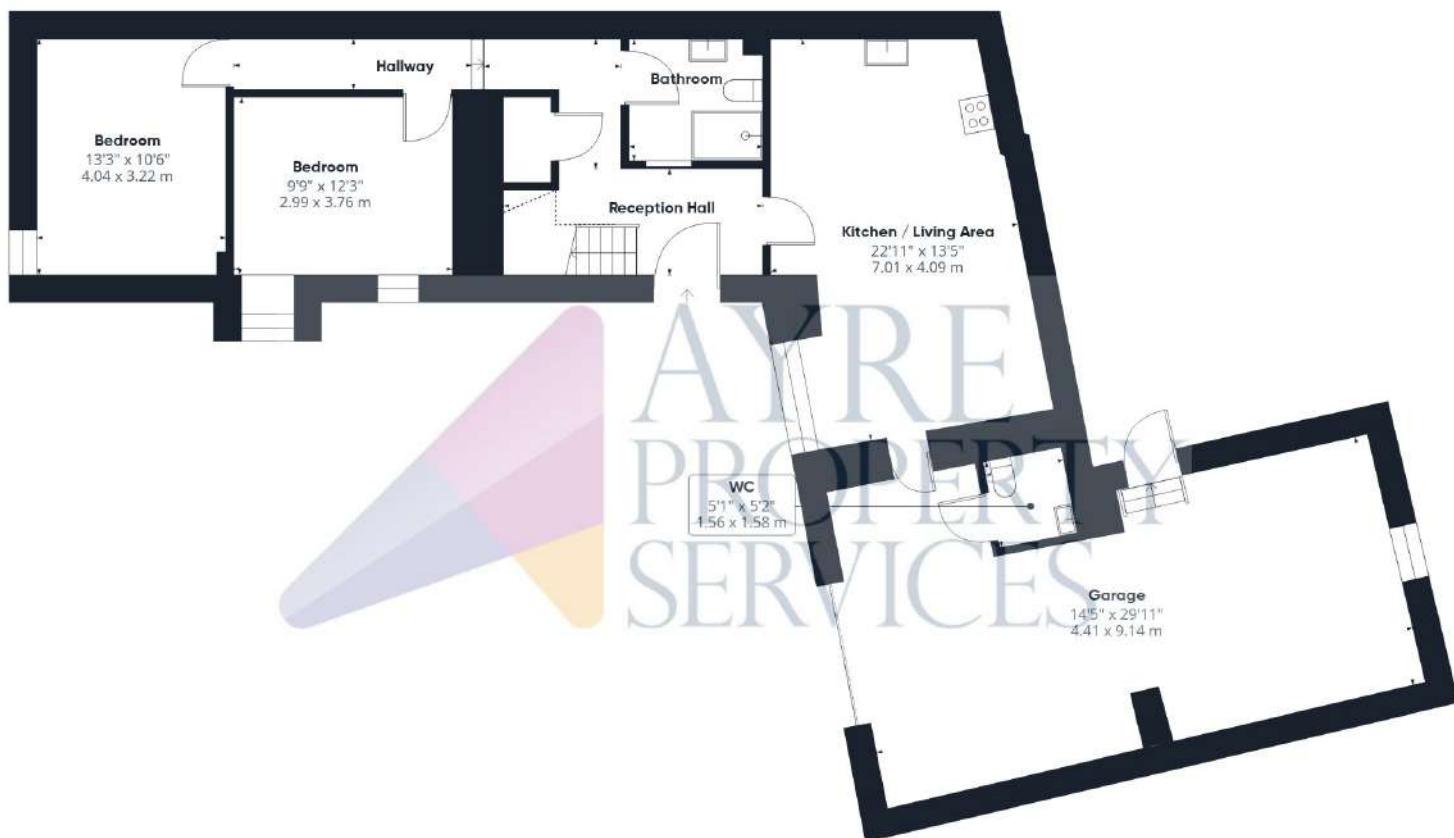
EE None Vodafone Good O2 Good Three Good

Broadband Speed:

Standard - 29mb/s ADSL Superfast - 1mb/s FTTC Ultrafast - 1800mb/s FTTP

Cable / Satellite TV Availability:

BT Yes Sky Yes Virgin No



Floor 0



Approximate total area⁽¹⁾

2003 ft²

186.1 m²

Reduced headroom

96 ft²

8.9 m²

Floor 1





















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Plotted Scale - 1:1,250



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