



## The Firs Sutherland Road, Longsdon, Stoke-On-Trent, ST9 9QD

Offers In The Region Of £700,000

- "House for life" design — long-term sustainability and comfort in a quiet village setting
- Fabric-first focus (prioritizing insulation and airtightness over renewables)
- 98% of thermal bypass removed at reveals and junctions
- Whole-house MVHR (92% heat recovery) — prevents mould, condensation, and supplies fresh warm air
- 24 data points throughout, occupancy sensors in walkways and entrances
- Ducting in place for electric gates and EV car charging
- A unique opportunity to purchase one of the healthiest, lowest-energy 17th-century homes in the UK, expertly restored by a certified Retrofit Coordinator to PassivHaus EnerPHit standards



# The Firs Sutherland Road, Stoke-On-Trent ST9 9QD

Whittaker & Biggs are delighted to present this exceptional 17th-century stone-built detached home, a rare opportunity to acquire a property that blends historic character with modern energy efficiency. Originally built in 1600's and extended 1874, the home has been deeply retrofitted to PassivHaus EnerPHit standards, making it one of the most energy-efficient historic properties in the UK. Every detail has been carefully considered to provide comfort, sustainability, and long-term wellbeing.

Set in a quiet village with stunning countryside views, the property spans approximately 1,609 square feet. Renovation under a certified Retrofit Coordinator has ensured a fabric-first approach, prioritising insulation and airtightness. Thermal bypasses have been eliminated, creating a warm, comfortable, and efficient home year-round.



Council Tax Band: F



**Ground Floor**

**Entrance / Boot Room**

11'8" x 8'9"

Wood door to the frontage, wood triple glazed window to the frontage, built in storage housing the Worcester boiler, base units, stainless steel sink and drainer, chrome mixer tap, water and energy saving hot water tap, exposed brick, ceiling beam, inset ceiling spotlights, under floor heating, motion sensor lighting.

**WC**

6'3" x 2'10"

Wood triple glazed window to the side aspect, concealed cistern low level WC with motion sensor flush, wall mounted wash hand basin, chrome mixer tap, water and energy saving hot water tap, inset ceiling spotlights, exposed brick, tiled floor, under floor heating, motion sensor lighting.

**Dining / Living Room**

20'10" x 11'10"

Thermally broken aluminium triple glazed bi fold doors to the frontage, two Fakro skylights, wood triple glazed under to the side aspect, ceiling beams, exposed stone wall, under floor heating, built in speakers.

**Breakfast Kitchen**

13'3" x 12'0"

Wood triple glazed window to the side aspect, wood triple glazed window to the rear, units to the base and eye level, Island unit, Bosch gas hob, Bosch electric fan assisted oven and separate grill, AEG extractor hood, stainless steel sink and a half with drainer, chrome mixer tap, water and energy saving hot water tap, integral Bosch dishwasher, integral larder fridge, inset ceiling spotlights, under floor heating, built in speakers.

**Sitting Room**

14'0" x 11'11"

Wood triple glazed window to the side aspect, log burner, stone hearth with feature eyelid led lighting, wood mantle, exposed brick, ceiling beams, inset ceiling spotlights, under floor heating.

**Utility Room**

12'5" x 6'2"

Two wood triple glazed windows to the rear, space and plumbing for a washing machine, space for a tumble dryer, base units, inset ceiling spotlights, under floor heating (suitable for wet room conversion).

**Hallway**

12'10" x 5'8"

Wood triple glazed door to the frontage, stairs to the first floor, understairs storage cupboard, exposed stone, ceiling beams, inset ceiling spotlights, under floor heating, motion sensor lighting.

**Reception Three / Bedroom Four**

15'1" x 12'11" max measurement

Wood triple glazed window to the frontage, wood triple glazed window to the side aspect, ceiling beams, underfloor heating, wiring in place for built in speakers.

**First floor**

**Landing**

Wood triple glazed window to the frontage, wood triple glazed window to the rear, radiator, inset ceiling spotlights, loft hatch, airing cupboard, motion sensor lighting.

**Bedroom One**

13'6" x 12'9"

Wood triple glazed window to the rear, wood triple glazed window to the side aspect, two radiators, inset ceiling spotlights.

**En-Suite One / Walk-in Wardrobe**

7'8" x 7'6" max measurement

Wood triple glazed window to the side aspect, plumbing for an en suite (no fitments in place) wiring in place for electric under floor heating. Currently utilised as a walk-wardrobe.

**Bedroom Two**

11'9" x 11'8"

Wood triple glazed window to the frontage, wood triple glazed window to the side aspect, radiator, inset ceiling spotlights.

**En-suite Two / Walk-in Wardrobe**

7'7" x 5'5" max measurement

Plumbing for an en suite (no fitments in place), wiring in place for electric under floor heating, sun tunnel. Currently utilised as a walk-wardrobe.

**Bedroom Three**

15'1" x 12'9" max measurement

Wood triple glazed window to the frontage, wood triple glazed window to the side aspect, radiator, inset ceiling spotlights.

**Bathroom**

12'9" x 5'2"

Wood triple glazed window to the rear, double ended bath, chrome mixer tap, water and energy saving hot water tap, vanity volcanic rock wash hand basin, chrome waterfall mixer tap, water and energy saving hot water tap, walk-in shower enclosure, chrome fitments, rainfall shower head, concealed cistern low level WC with motion sensor flush, chrome ladder radiator, inset ceiling spotlights, tiled floor, under floor heating, motion sensor lighting.

**Loft**

Boarded, pull-down-ladder, lighting.

**Externally**

Shale driveway, paved patio, gravelled area, area laid to lawn, mature trees and shrubs, views of the surrounding countryside. Future EV charging and electric gates.

**Technical Information**

Construction & Performance -

- 98% of thermal bypass removed at reveals and junctions
- Insulation & Materials:
- Minimal use of petrochemical insulants



- Cork-insulated plaster walls
- Clay paint over lime finishes
- Triple-glazed windows
- Heating & Ventilation:
  - Underfloor heating to ground floor
  - Whole-house MVHR (92% heat recovery) — prevents mould, condensation, and supplies fresh warm air
  - Room sealed feature log burner with insulated flue

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#### Health & Environmental Design -

- Low EMFs
- Low formaldehyde materials
- No carcinogenic fire retardants on exposed joists and oak beams
- Water- and energy-saving hot water taps
- "House for life" design — long-term sustainability and comfort

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#### Features & Finishes -

- Feature stone, brick and plaster walls
- Porcelain plank flooring (ground floor)
- Oak porch
- 24 data points throughout
- Occupancy sensors in walkways and entrances
- Ducting in place for electric gates and EV car charging

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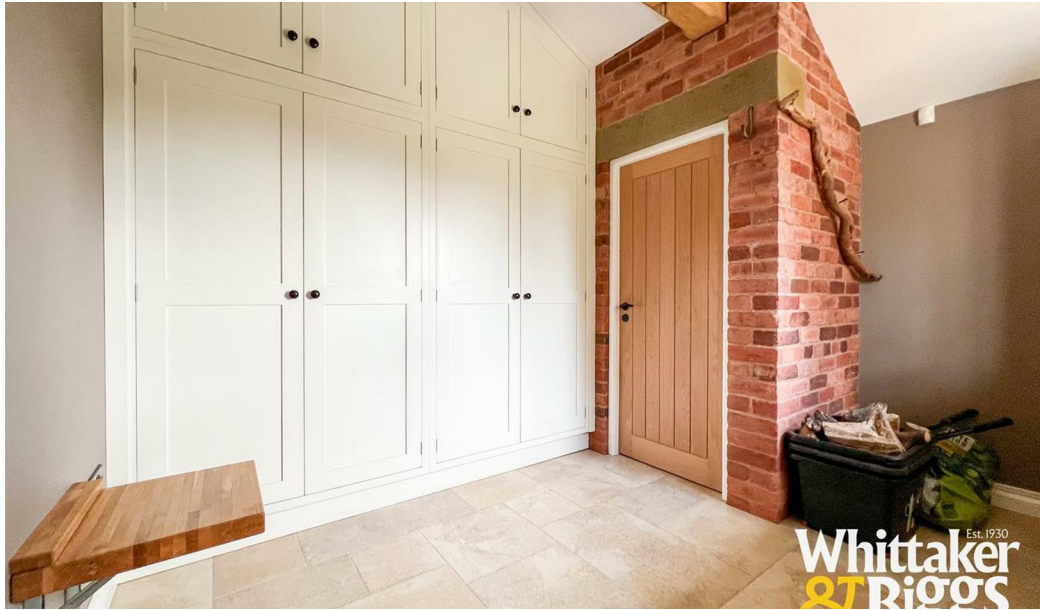
#### Accessibility & Adaptability -

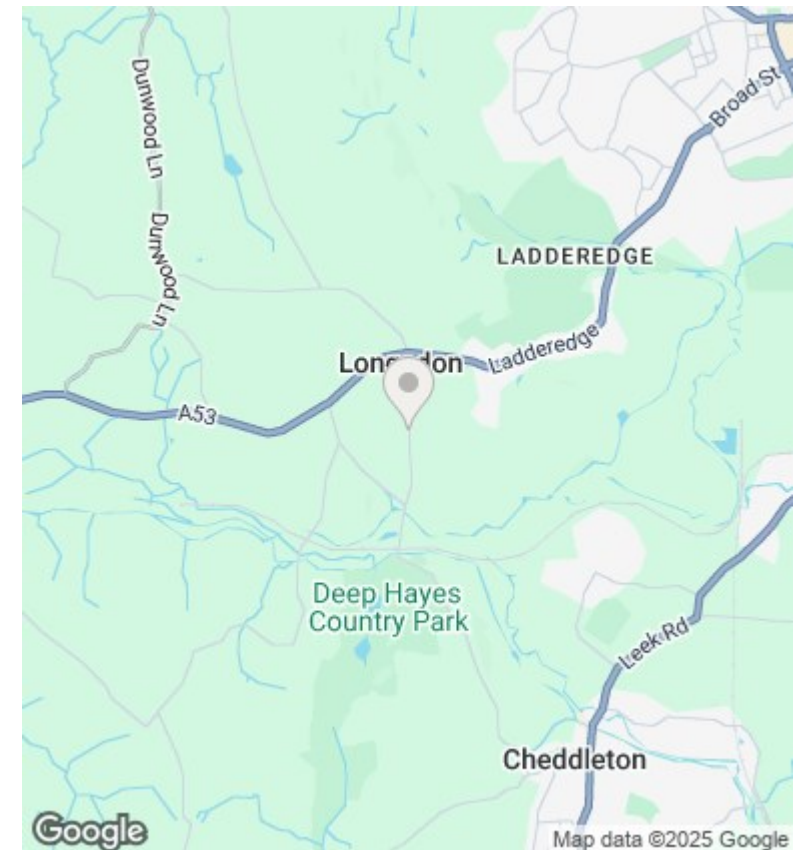
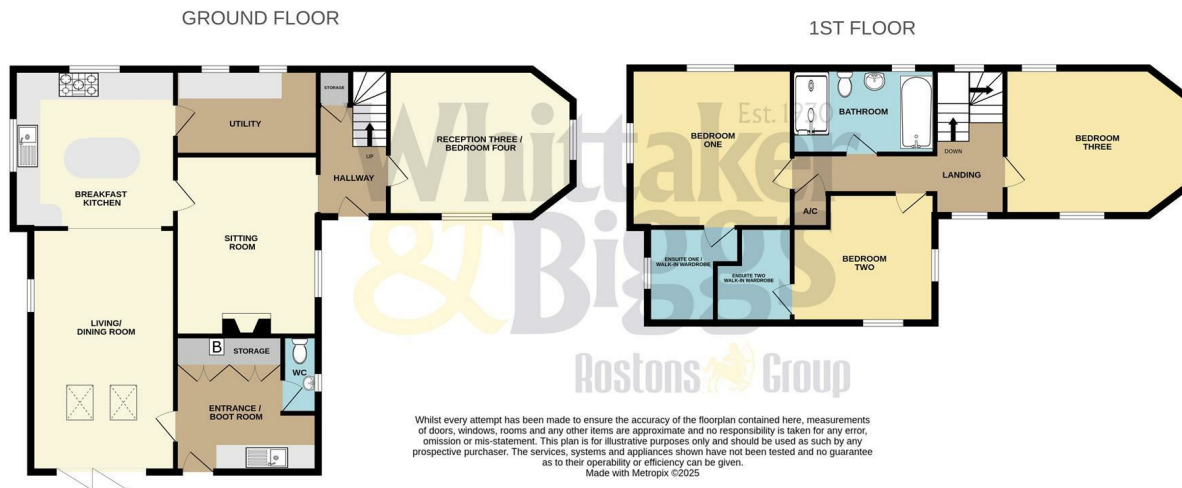
- Wheelchair-friendly ground floor
- Pantry space suitable for conversion into a wet room.

A unique opportunity to purchase one of the healthiest, lowest-energy 17th-century homes in the UK — expertly restored by a certified Retrofit Coordinator to PassivHaus EnerPHit standards, combining historical charm with cutting-edge energy performance and modern living comfort.









## Directions

## Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC