



Heaton House

1 Heaton Courtyard | Camden Street | Birmingham | Warwickshire | B1 3EY

FINE & COUNTRY

# HEATON HOUSE

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*A Georgian gem reborn - Heaton House is a remarkable double-fronted villa nestled in the heart of Birmingham's historic Jewellery Quarter. Originally built in 1823 for merchant William Cotterill, this unique 5-bedroom residence has been meticulously restored in a five-year project that was proudly awarded the 2023 Master Builder Award. Spanning over 3,455 sq ft, the house blends timeless architecture with bespoke modern luxury. With original Georgian proportions, soaring ceilings, handcrafted details, and exquisite finishes such as herringbone parquet flooring, cast-iron clawfoot baths and Farrow & Ball colours, this is a city-centre home that rivals countryside manors for elegance and scale. From its impressive stone staircase and designer kitchen to the lush private terrace, Heaton House is a once-in-a-generation offering.*



**Ground Floor and Basement:** Upon entering via the magnificent front door, the attention to detail and the timeless blend of sophistication and elegant interiors become immediately apparent. The luxurious reception hall sets the tone of the property with centrepiece hand carved bath stone staircase. From the entrance to the left, there is a show-stopping kitchen boasting matt lacquered cabinetry in deep black/green, 30mm 'Et Noir' quartz worktops, a vented Siemens hob on the island, Quooker Fusion boiling tap and bespoke lighting, the perfect room for hosting and entertaining guests. An adjoining utility room continues the high standard with dark marble-effect surfaces and integrated storage.

The ground floor continues with two generously proportioned reception rooms, a relaxing lounge ideal for family living, and a formal dining room with bi-folding doors giving direct access to the rear terraces, perfect for al fresco entertaining and relaxing. Both rooms borrowing light from one another, split with internal glazing.

The ground floor is concluded with a guest cloakroom and bathroom with shower built to an immaculate specification. The entire ground floor oozes with grandeur and stylish finishings add to the gentleman's aesthetic throughout.

A basement access externally provides ample storage and potential for wine cellaring.













**First Floor and Second Floor:** The upper levels of Heaton House offer five well-proportioned double bedrooms arranged across the first and second floors. The principal suite is a true retreat, boasting a private dressing area and a luxurious ensuite bathroom, featuring a traditional cast-iron clawfoot bath and elegant fittings throughout.

The guest bedroom also benefits from its own stylish ensuite, ensuring privacy and comfort for visitors. Three additional double bedrooms are equally well-appointed and share a beautifully designed family bathroom equipped with high-quality fixtures and sophisticated finishes.

Throughout the floors, the character of the property is accentuated by bespoke ironmongery, CP Hart sanitaryware, Parkside tiling, and timeless decoration by Farrow & Ball. The top floor has an electric roof lantern flooding the area with light and providing sensor activated ventilation for the property.













### Outside:

The property's exterior continues the story of refined living, with a private rear terrace framed by a modern aluminium pergola featuring a louvered roof and integrated blinds, making the space ideal for year-round use. Premium garden furniture can be included by separate negotiation. To the side of the property sits a large garage for two vehicles with electric up-and-over door, and the secure gated driveway offers convenient off-street parking within this uniquely central setting. There is also an EV charging point for convenience.







# LOCATION

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Heaton House enjoys a prestigious position on Camden Street, at the very heart of Birmingham's historic Jewellery Quarter. This celebrated district, renowned for its Georgian architecture and artisanal heritage, is now a designated Conservation Area and a candidate for UNESCO World Heritage status. Once an industrial powerhouse, the area has evolved into one of the city's most vibrant and desirable residential neighbourhoods, blending rich history with an ever-growing community of creatives, restaurateurs, and professionals.

Within a short walk from the property lies the elegant St Paul's Square—an iconic green space lined with independent cafés, award-winning restaurants, boutique shops, and cultural venues. The canal networks that thread through the Jewellery Quarter also offer a scenic setting for walking, cycling, or waterside dining, bringing a sense of calm to this thriving urban enclave.

For commuters, Heaton House is exceptionally well placed. The Jewellery Quarter train station is just a few minutes away on foot, providing direct links to Birmingham Snow Hill, Moor Street, and New Street stations. Birmingham International Airport is easily reached by road or rail, while the motorway networks are a short drive away, making national and international connections seamless.





### Utilities, Services and Property Information

Tenure – Freehold. Garage is leasehold.  
 Council Tax Band – G.  
 Local Authority – Birmingham.  
 EPC – Rating C.  
 Property Construction - Standard (brick and tile).  
 Electricity Supply – Mains.  
 Water Supply – Mains.  
 Drainage and Sewerage – Mains.  
 Heating – Gas.  
 Broadband – FTTP ultrafast full fibre broadband connection available - we advise you to check with your provider.  
 Mobile Signal/Coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.  
 Parking - Double garage and driveway parking. Two allocated parking spaces. Access to an EV charging point.  
 Additional Information - CCTV or similar security system in operation (recording during viewings).  
 The garage leasehold has 247 years remaining - managed by Scanlans Property Management Ltd). Annual service charge of £247.03. Freeholder/rentcharge owner: Camden Street (Birmingham) Ltd/Landmarque Investments Ltd. Restriction on leasehold to only be used for residential.  
 Access rights to communal entrance and bin stores.

### Viewing Arrangements

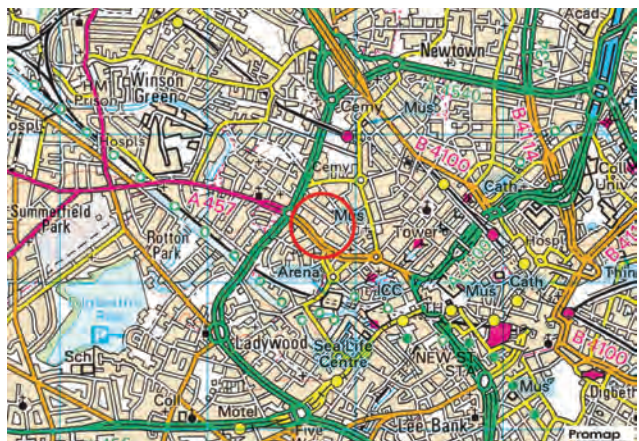
Strictly via the vendors sole agents Fine & Country Birmingham, Edgbaston and Harborne on 0121 2726800.

### Website

For more information visit <https://www.fineandcountry.co.uk/birmingham-edgbaston-and-harborne-estate-agents>

### Opening Hours

|                  |                   |
|------------------|-------------------|
| Monday to Friday | 9.00 am - 5.30 pm |
| Saturday         | 9.00 am - 1.00 pm |



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 75   C  | 79   C    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Heaton House, Camden Street B1 3EY

Total floor area: 333.6 sq.m. (3,591 sq.ft.)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).





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