



# HH

OLD HEATON HOUSE

BUILT 1823 - REIMAGINED 2023

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Old Heaton House is one of Birmingham's most remarkable private residences; a meticulously restored Georgian villa dating from circa 1823, positioned in the heart of the historic Jewellery Quarter.

Offering approximately 3,591 sq ft of accommodation across four levels, the property combines period grandeur with richly atmospheric contemporary interiors, creating a home of exceptional scale, character and sophistication.

Painstakingly restored following decades of industrial decline and neglect, the house now stands once again as the centrepiece of a landmark regeneration project.

Behind its historic double-fronted façade lies a beautifully curated five-bedroom residence with grand entertaining spaces, luxurious bedroom suites, bespoke finishes throughout, secure gated parking, a substantial double garage and a private covered terrace.

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# THE FORE

Approached via a secure gated entrance and private driveway, Old Heaton House immediately commands attention with its imposing Georgian symmetry and restored brick façade. Architectural lighting enhances the original detailing and elegant proportions of the residence, whilst black-framed windows and contemporary metalwork introduce a subtle modern contrast.

The property enjoys a rare sense of privacy and presence within the Jewellery Quarter, standing proudly as one of only two remaining Georgian villas in the district.



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# GROUND FLOOR

A dramatic entrance hall with stone staircase establishes the tone of the home, introducing interiors that are both elegant and deeply atmospheric.

To the front of the property, two beautifully proportioned reception rooms provide versatile living and entertaining spaces. Rich textures, bespoke joinery, statement lighting and herringbone flooring combine to create an environment reminiscent of a luxury boutique hotel.

To the rear, the bespoke kitchen forms the social heart of the home. Designed around a substantial central island, the kitchen features contemporary cabinetry, stone worktops and integrated appliances, alongside generous dining and hosting space. Adjoining the kitchen is a separate utility room, cloakroom and shower room, all thoughtfully positioned for practical day-to-day living.

The ground floor also provides direct access to the covered outdoor terrace and the detached double garage.







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# FIRST FLOOR

The first floor provides beautifully appointed bedroom accommodation arranged around a central landing. The principal suite is particularly impressive, featuring a generous bedroom, balcony, dressing room and luxurious en-suite bathroom.

Two further double bedrooms are on the first floor, with both benefitting from fitted wardrobes and stunning dual aspect windows providing uninterrupted countryside views. Bedroom two boasts an en-suite shower room, ensuring comfort and privacy for family and guests alike.

The family bathroom completes this level, with a timeless Porcelanosa suite, which comprises of a walk-in shower, WC, 'his and hers' sink unit and feature bath below the main window providing yet another peaceful outlook across the property's grounds.

The layout also offers flexibility, privacy and the luxury of space for all occupants.





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# SECOND FLOOR

The upper floor provides two further double bedrooms, ideal for guests, family accommodation or flexible use as additional dressing rooms, studio space or private home offices.

Set beneath the upper levels of the Georgian roofline, these rooms retain a sense of warmth, intimacy and character whilst continuing the home's consistent design language of understated luxury.





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# THE TERRACE, BASEMENT & GARAGE

To the rear of the property, a substantial covered terrace creates a rare and private outdoor entertaining space within the city.

Designed as a seamless extension of the internal living areas, the terrace provides the ideal setting for dining, entertaining or relaxed evening use, framed by the architectural character of the restored building and surrounding development.

The property also benefits from a small storage basement and double garage, which is accessed from the front aspect.





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# THE DEVELOPMENT

Old Heaton House forms the centrepiece of a wider regeneration project undertaken by Elevate Property Group, transforming a once-forgotten industrial site into an exceptional residential destination.

The restoration of the house itself has been carried out with extraordinary care and sensitivity, preserving the architectural integrity and historic significance of the original Georgian residence whilst introducing modern standards of luxury, comfort and design.

Once buried amongst workshops and industrial buildings, Old Heaton House is now visible in a way not seen for over a century, restored to its rightful status as one of Birmingham's architectural treasures.



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An aerial, black and white photograph of a multi-story building under renovation. The building is completely encased in a dense network of metal scaffolding. The roof is visible, showing a corrugated metal structure. The surrounding area is a construction site with dirt, debris, and other buildings in the background. The overall tone is industrial and historical.

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# LOCATION

Positioned on Camden Street in Birmingham's historic Jewellery Quarter, the property enjoys one of the city's most desirable and culturally rich locations.

The Jewellery Quarter is renowned for its independent restaurants, bars, cafés, galleries and historic architecture, combining village-like character with immediate access to Birmingham city centre. St Paul's Square, canal walkways and a vibrant mix of creative and commercial spaces are all within walking distance.

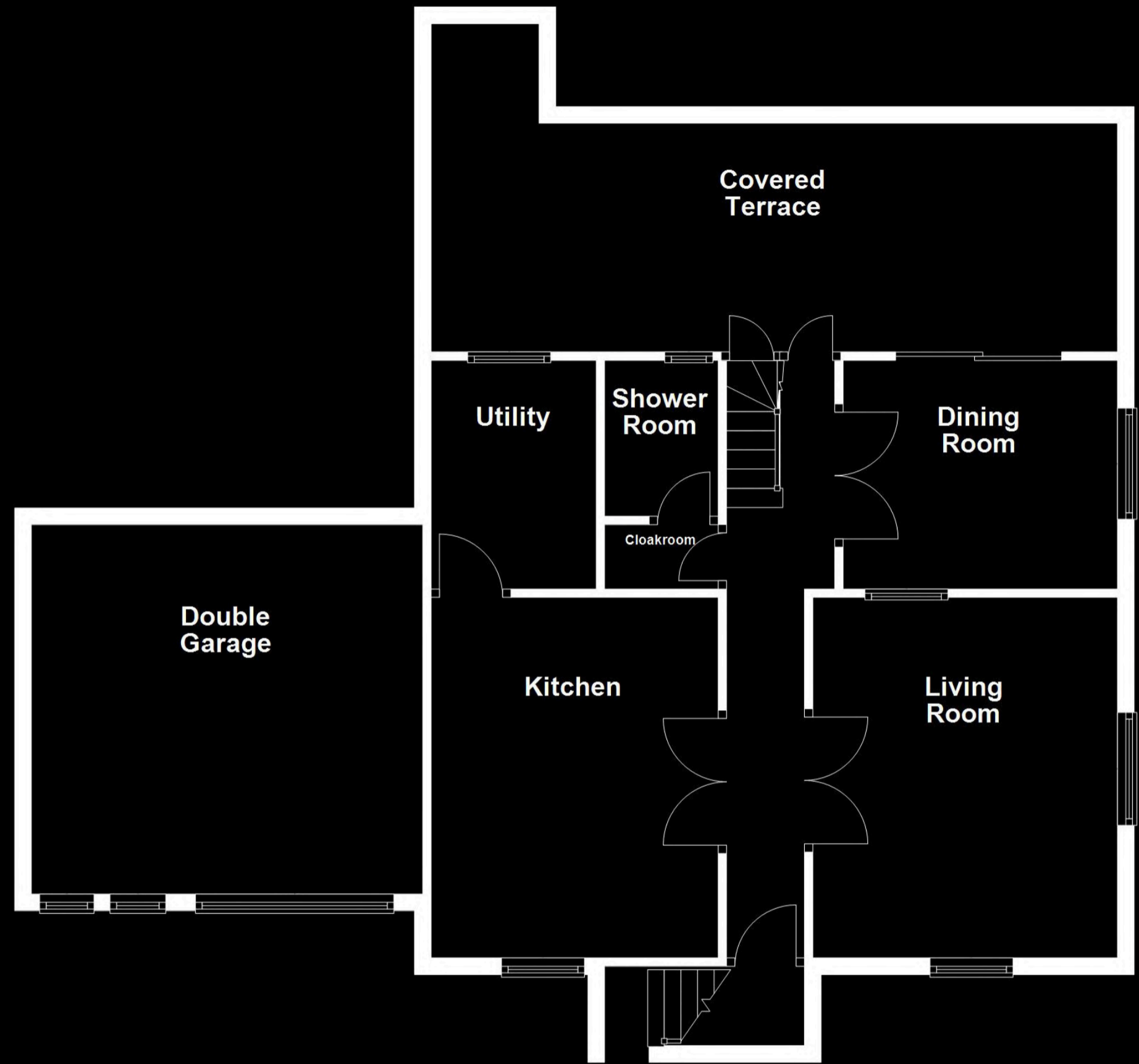
Excellent transport connections include nearby Jewellery Quarter and Snow Hill stations, alongside convenient access to Birmingham New Street, the A38 Aston Expressway, the M6 motorway network, Birmingham International Airport and the NEC.

The area continues to establish itself as one of the Midlands' most prestigious residential destinations, blending heritage, lifestyle and connectivity in a way few locations can offer.

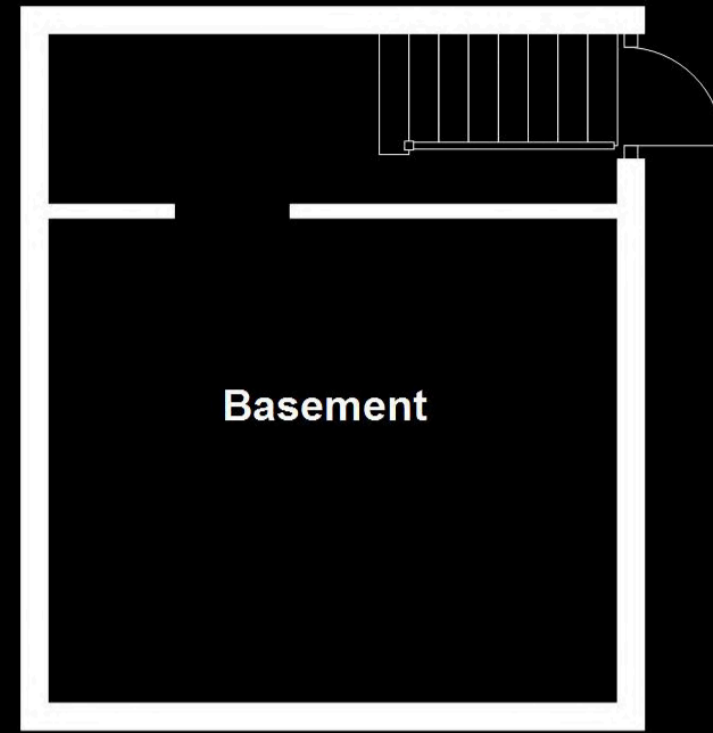


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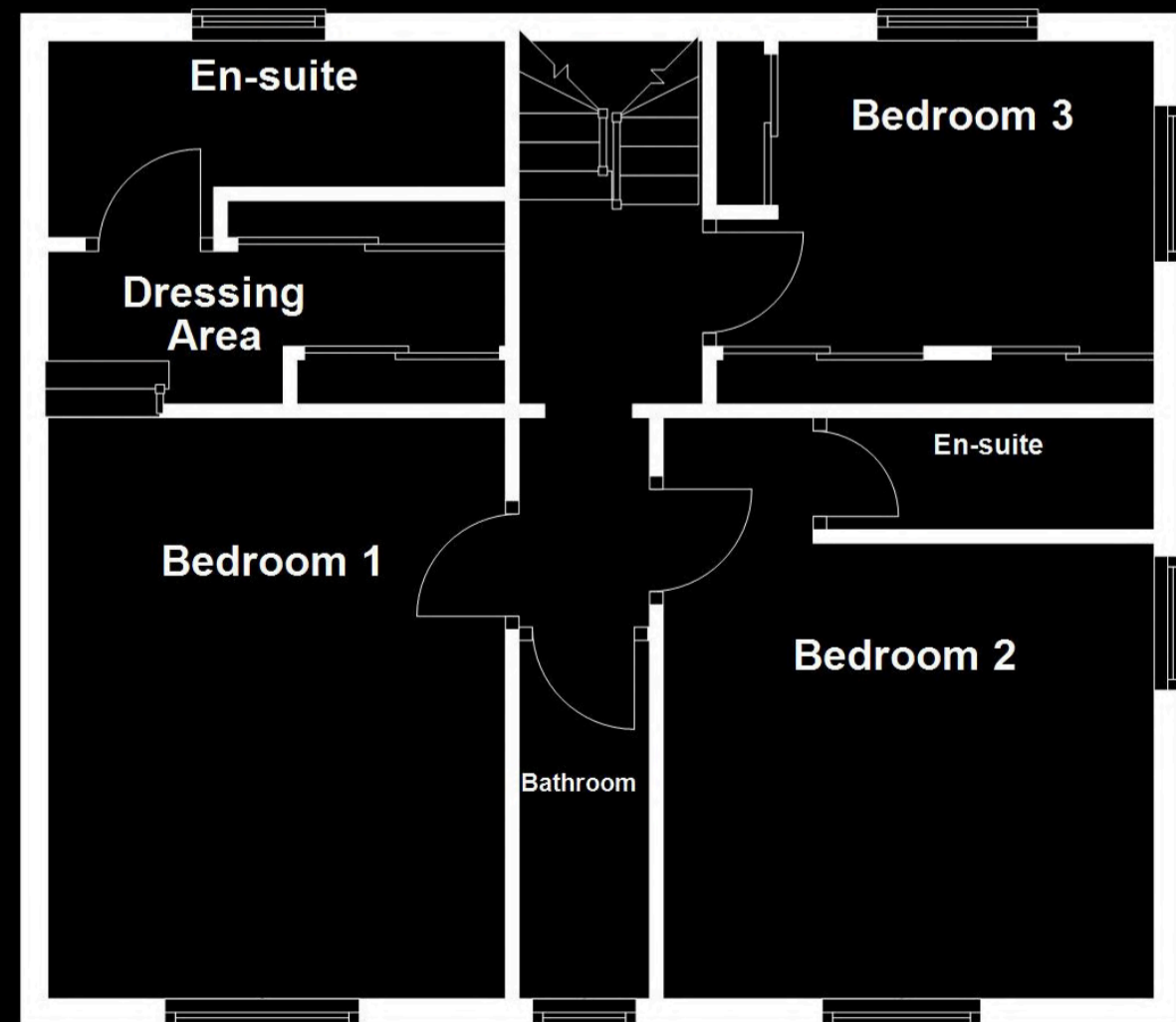
Ground Floor



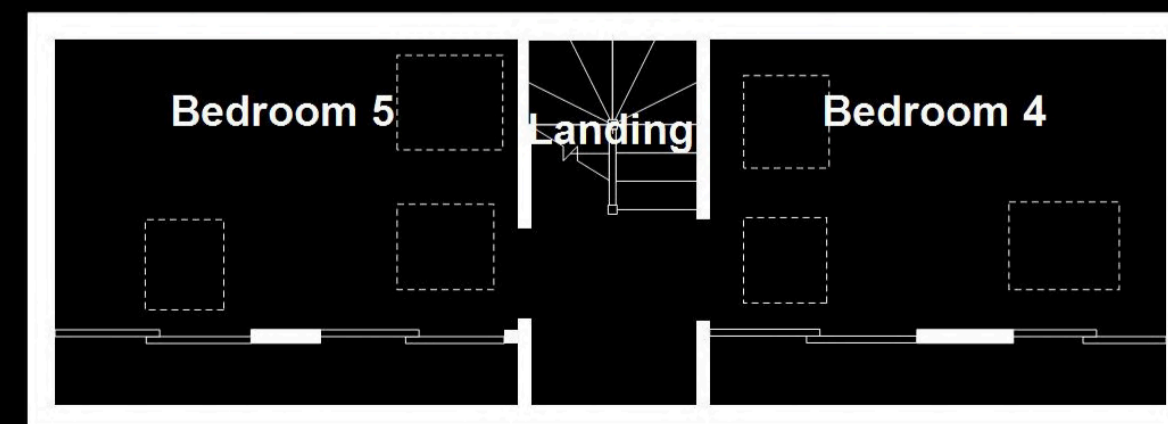
Basement



First Floor



Second Floor





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Rock Innovate Limited, 15a  
Coppice Lifestyle Centre,  
Coppice Lane, Sutton Coldfield, B78 2BU

[services@rockinnovate.com](mailto:services@rockinnovate.com) | 0121 630 3706