



*Roselands* CALDY

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*Roselands*

*Introducing Roselands, a truly spectacular Edwardian residence  
with eight elegant bedrooms, six wonderfully ornate reception rooms and  
two acres of stunning grounds.*

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*Roselands*

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Dating back to 1912, this impressive home was built for John Wilson, a Canadian shipping magnate. Intended as a summer house for entertaining his friends and colleagues, it certainly shows the wealth and grandeur of the time.

*"It is a fabulous place to call home."*





## *Unrivalled Grandeur*

Step through the stone arch doorway and the substantial wooden door and discover the secrets that are held within. You are first greeted by the original tiled floor with the entrance hall beyond. Breathtaking reception rooms with the most intricate plasterwork ceilings filled with natural light. The living room has a beautiful bay window that overlooks the front gardens and double doors that open fully into the games room at the rear.

*"Roselands is perfect for entertaining; the rooms flow into each other and let guests mingle and relax."*











## *Relax in Comfort*

The games room has a strengthened floor to accommodate a billiards table, a wonderful space for entertaining guests and enjoying a cocktail or two before dining in the central dining hall; another impressive room that links the living rooms to the kitchen space and the rest of the home with French doors that lead out to the terrace and gardens.

There is a family room, a morning room and a sun room with delightful arched windows that the sun pours through to fill the space, the perfect place to enjoy that first taste of coffee in the morning.











## *The Heart of the Home*

This substantial kitchen is perfect for preparing gourmet banquets for your dinner parties. Wooden units cover the perimeter of the room, topped by granite worktops. The central island adds additional workspace whilst also offering informal seating to perch and catch up at the end of a long day. There is an integrated dishwasher, microwave, and large range-style oven. The tap has a cold water filter, instant hot water, and a waste disposal system. All of the appliances that you could need for convenient meal preparation.





## *The Principal Suite*

The principal bedroom suite is large enough to offer space for comfortable seating in the bay window, a lovely place to relax for a moment of calm. There is a separate dressing room to house all your clothing safely and an en suite bathroom with a full bath and walk-in shower to soak away the day. Finishing off this master suite is the balcony, a private terrace with fabulous views over the gardens and the estuary beyond.







## *Rest & Refresh*

This floor has three additional en suite bedrooms and a further fifth bedroom. All have a touch of period elegance and luxury, ideal for family and guests alike to sleep soundly and wake refreshed and ready to take on the day.









## *Versatile Spaces*

Up on the second floor, the layout provides flexible options. Currently, an open office space leads into the seventh bedroom. If left, this room could be separated with a corridor to allow a private eighth bedroom or, alternatively, a larger suite for an older child offering a bedroom and living room. There is another bedroom on this floor, and each room has a dressing room space.

There are four en suite bathrooms and a house bathroom, all with the luxury you would expect in a 5-star hotel. Enjoy a long soak or a steamy shower in these wonderfully appointed bathrooms.



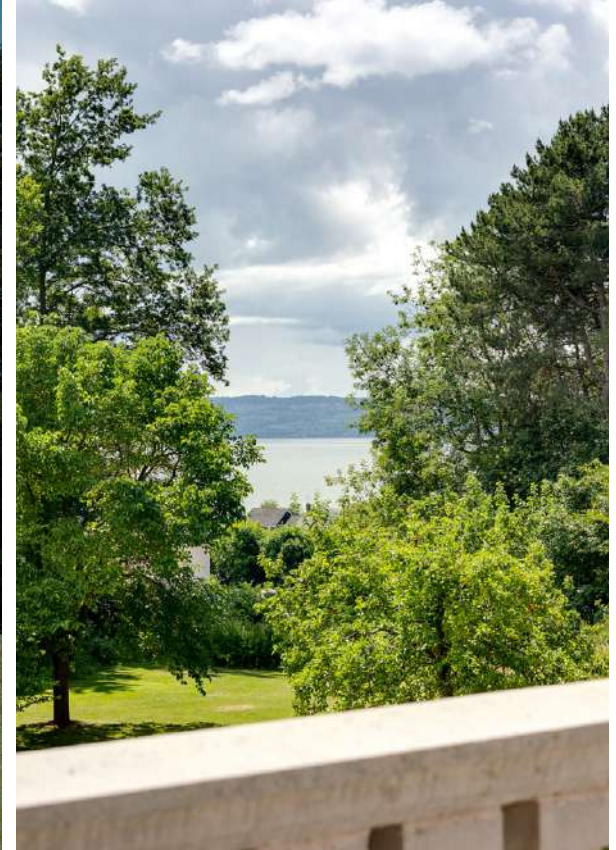




## *The Grounds*

The gardens are approximately two acres and offer beautiful views from every room. A paved patio wraps around the rear of the property and plays host to the outdoor dining space, a sun trap spot perfect for enjoying an al fresco lunch, ensuring that you can always find the sun or shade at any time of the day. Steps lead from this terrace down to the lawns, filled with abundant fruit trees, including various apples, pears and plums. Even a wonderful mature mulberry tree, the fruit from which can be used to make a delicious mulberry gin or jam. There is a large greenhouse and raised beds for planting vegetables, which is ideal if you have a green thumb or would like to eat homegrown food.

The parking area is substantial and can comfortably park ten cars, illuminated by traditional lampposts. There is an outdoor store to house all of your gardening tools, and it is large enough for a ride-on mower, which is necessary when maintaining two acres of garden.











*"The nearby church is just perfect and within walking distance."*

## *Out & About*

Croft Drive is one of the most prestigious addresses on The Wirral, highly sought after, and for good reason. Surrounded by lush greenery, the location of this fabulous property is perfect. There are many walking routes from the doorstep in all directions, including down to Caldy Beach, for a healthy dose of brisk sea-salty air.

In nearby West Kirby, you will find an array of independent and boutique shops to enjoy. The train station here gives access to the towns and cities of the northwest, and the motorway system is only a few minutes' drive away, meaning that travel and commuting is simple.

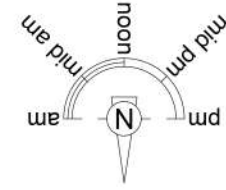
The Calday Grange Grammar School is just around the corner, and there are private schooling options close by to cater for children of all ages.

There are a host of leisure facilities nearby with West Kirby Marine Lake and an abundance of top class golf clubs, including Caldy Golf Club and Royal Liverpool Golf Club in Hoylake, home to the 2023 Open Championship.





Approximate Gross Internal Area = 708.0 sq m / 7621 sq ft



**FINER DETAILS**

- Freehold
- Council Tax Band H
- Wirral Council
- Gas central heating with 2 new boilers
- Full security system
- Electric gates

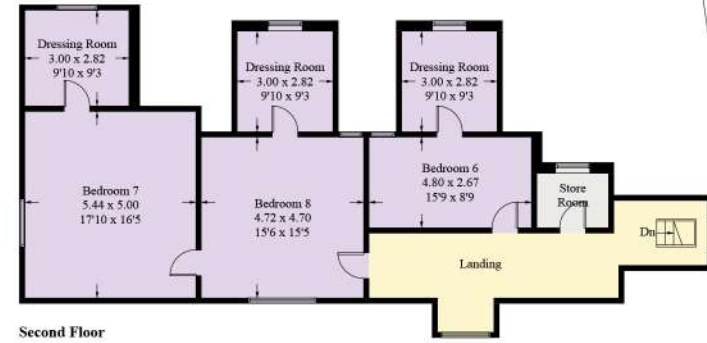


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID978804)









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*Roselands*

*presented by*



/// WHAT3WORDS: bead.symphony.storms

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