

## 18 Victoria Road, CLARE, SA 5453

### Historic Roscrow - A once in a Lifetime Opportunity

Welcome to Historic Roscrow, a cherished landmark in the heart of the Clare township. Rarely does a property of this significance come to market. Held within the same family since the 1980s and now ready for its next custodian.

This beautifully restored former Wesleyan Methodist Church is a masterpiece of heritage charm and inspired design. From the moment you arrive, the tranquil garden setting, original stonework, iconic entrance doors, and the church's original bell set the tone for a remarkable experience. Step inside and you'll find an interior that exceeds every expectation of a quality conversion and full restoration.

Your eye is drawn upward to the soaring matchboard ceiling, across the generous sitting and dining spaces, and finally to the impressive mezzanine level-crafted from salvaged beams sourced from the historic Jam Factory.

The main hall now serves as a warm and inviting living and dining room, featuring Baltic floorboards, slow-combustion heating, and an atmosphere perfect for intimate gatherings, gourmet dinners, or curling up by the fire with a good book.

**TYPE:** For Sale

**INTERNET ID:** 300P190203

**SALE DETAILS**

**Contact Agent**

**CONTACT DETAILS**

**Elders Real Estate Clare Valley / Burra**

230 Main North Road  
Clare, SA

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**Alison Ward**

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A well-designed, compact kitchen offers excellent storage and bench space, flowing seamlessly to a bright breakfast nook. French doors open to a north-facing, covered porch-an idyllic spot for alfresco dining.

At the rear of the building, the second bedroom showcases exposed timber cathedral ceilings, handmade tiled floors, and the original, exposed stone back wall, enhanced by natural light filtering through a set of French doors. The downstairs area also includes a main bathroom with spa, separate shower, toilet, and a cleverly concealed laundry.

The feature mezzanine bedroom is accessed by a striking salvaged staircase and includes an ensuite, skylight, exposed stone detailing, and elevated views over the living areas below.

Since 1998, Roscrow has been a renowned destination for high-end bed & breakfast accommodation in the Clare Valley. Its Heritage Listing, awarded the same year, protects its legacy for generations.

This truly exceptional property is offered WIWO with inspections available strictly by appointment only.

#### FOR SALE BY EXPRESSIONS OF INTEREST

Other features: Close to Schools, Close to Shops, Prestige Homes, Spa

- Land Area 453.00 square metres
- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 2
- Floorboards

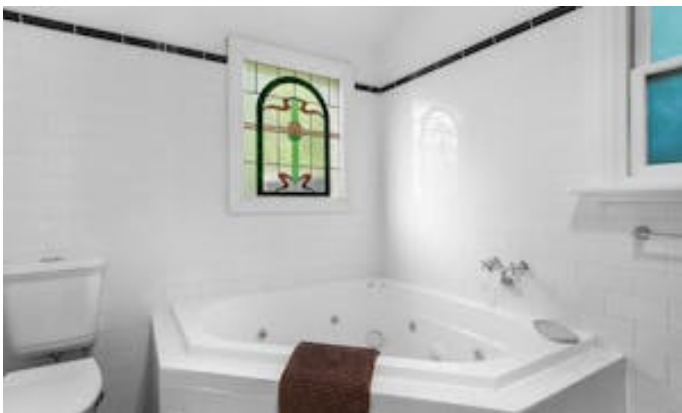










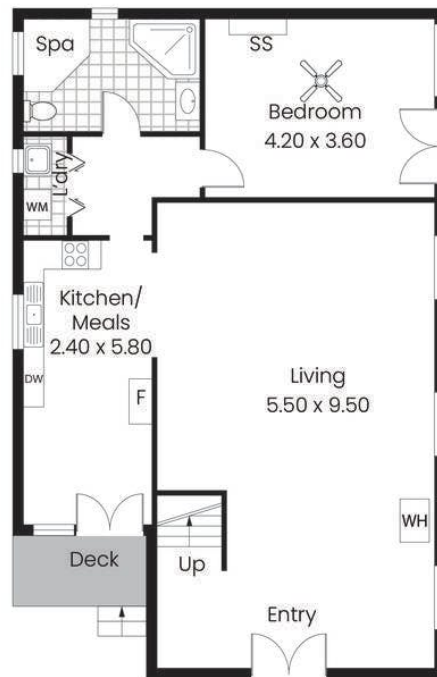








UPPER FLOOR



GROUND FLOOR

Living:	115.47sqm
Deck:	3.40sqm
Total:	118.87sqm

This drawing is for illustration purposes only.  
All measurements are internal and approximate.  
Details intended to be relied upon should be  
independently verified.  
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