



GRIFFIN
AUCTIONEERS



Springfield
Tramore
Co. Waterford

€695,000

PRSA Licence No.
001644-001882

Property Description

Griffin Auctioneers are proud to present 'Quarry Lodge'—a truly outstanding and rare offering to the Tramore property market. This one-of-a-kind home occupies a superb c. 1.14-acre private site on the sought-after Springfield area, tucked away at the end of a peaceful cul-de-sac off the Old Waterford Road. With an elevated aspect, this property commands sweeping, panoramic views across Tramore Bay, the Backstrand, and beyond offering coastal serenity and seclusion just moments from the town centre.

'Quarry Lodge' was built in the early 1960s with much of the timber and granite stone used in its construction reclaimed from a demolished church. Every internal door was hand-crafted from salvaged wood, as was the flooring in the hall and landing. Two charming stained-glass windows in the sitting room were also rescued from the same church, adding character and a unique historic charm to the home. The property has been in the current owner's family since 1967 and has been lovingly cared for, maintained and upgraded throughout the years.

From the moment you arrive, its charm is unmistakable. The front of the property boasts a picture-perfect approach with a sweeping driveway, mature hedgerows, and manicured gardens, complemented by a spacious double garage with a stunning terrace above accessed directly from the kitchen/diner. This elevated outdoor space is the perfect place to relax and enjoy the peaceful coastal surroundings.

To the rear, the expansive back garden is a breathtaking private sanctuary. Surrounded by open lawn, sculpted trees, and mature landscaping, it also features a large patio area providing a spectacular setting perfect for family life, alfresco dining, summer gatherings, or simply enjoying the peace and beauty of the surroundings. Notably, the generous site offers excellent potential to extend the existing property (subject to planning permission) making it an ideal choice for those seeking additional space or future development opportunities.



Ground Floor:

Entrance Hall: 2.81m x 3.53m (9' 3" x 11' 7") The entrance hall offers a warm and welcoming first impression, featuring a solid composite front door and beautifully hand-crafted flooring made from salvaged wood. Its classic arched doorways and exposed timber ceiling beams add character and timeless charm to the space.

Hallway: 8.28m x 0.99m (27' 2" x 3' 3") Features beautiful hand-crafted flooring made from salvaged wood.

Open Plan Kitchen/Dining Area: 2.88m x 3.53m (9' 5" x 11' 7") / 4.25m x 1.62m (13' 11" x 5' 3") This bright and airy open-plan kitchen/dining space is designed for both everyday comfort and stylish entertaining. Elegant laminate flooring flows throughout, complementing the sleek, high-gloss fitted cabinets that offer ample storage and a modern aesthetic. A well-positioned breakfast bar overlooking the front garden adds a casual dining option. The kitchen is fully equipped with top-tier appliances, including a Whirlpool double oven and built-in microwave, a Belling ceramic hob, a Fisher & Paykel fridge freezer, and a Fisher & Paykel double drawer dishwasher—catering effortlessly to all culinary needs. A door from the kitchen area leads directly to the terrace, offering a serene spot for morning coffee or evening relaxation.

Dining Area: 3.97m x 4.36m (13' 0" x 14' 4") The dining area, bathed in natural light from large rear-facing windows, enjoys sweeping views of the beautiful gardens. Additional fitted cabinetry provides further storage, with a door opening directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Lounge: 4.25m x 5.46m (13' 11" x 17' 11") The lounge, bathed in natural light from expansive rear-facing windows, offers uninterrupted views of the beautifully maintained garden. A charming focal point is the fireplace, housing a sleek Contura i5 woodburning stove perfect for cosy evenings. Adding character to the space are two small stained glass windows, salvaged from church windows, that bring a unique touch of history and colour.

Guest WC: 1.12m x 1.81m (3' 8" x 5' 11") Located off the entrance hall and features tiled floor, WC and wash hand basin, offering both functionality and style for the comfort of residents and their guests.

Bedroom 1: 4.52m x 3.65m (14' 10" x 12' 0") Overlooking the rear garden with elegant laminate flooring and stylish mirrored Sliderobes providing ample storage space.

Bedroom 2: 3.38m x 3.65m (11' 1" x 12' 0") Overlooking the rear garden with elegant laminate flooring and stylish mirrored Sliderobes providing ample storage space.

Bathroom: 2.38m x 1.79m (7' 10" x 5' 10") The family bathroom, which is beautifully tiled throughout, offers a comfortable and inviting space, featuring a bath with overhead shower, WC and a vanity basin unit.

Shower Room: 3.29m x 2.41m (10' 10" x 7' 11") Spacious shower room, beautifully tiled throughout, is equipped with a shower unit, WC and a vanity basin unit.

Bedroom 3: 4.68m x 3.15m (15' 4" x 10' 4") Bright and airy bedroom features stylish laminate flooring and enjoys garden views from two windows overlooking the front and side.

Sun Room/Lounge/Bedroom 4: 4.64m x 4.02m (15' 3" x 13' 2") Boasting elegant laminate flooring, the sunroom/bedroom 4 is designed to capture an abundance of natural light, creating a bright and cheerful atmosphere that extends throughout the room. French patio doors connect to the garden offering a seamless transition between indoor and outdoor living spaces.

Terrace: 5.35m x 5.90m (17' 7" x 19' 4") This stunning terrace with elegant tiled flooring accessed from the kitchen/diner and the garden, offers the perfect spot to savor a morning coffee while soaking in the serene coastal surroundings.

Garage: 5.43m x 5.40m (17' 10" x 17' 9") The spacious double garage provides practical convenience and generous storage space.

Utility Room: 3.86m x 4.18m (12' 8" x 13' 9") The spacious and practical utility room features tiled flooring, fitted units for ample storage, and a sink, creating an efficient and functional space. It is fully plumbed to accommodate a washing machine, dryer, and other household appliances.

First Floor:

Room 1: 4.11m x 4.23m (13' 6" x 13' 11") Laminate flooring.

Room 2: 3.89m x 4.22m (12' 9" x 13' 10") Laminate flooring.

Room 3: 4.69m x 3.92m (15' 5" x 12' 10") Laminate flooring.

Outside and Services:

Features: Beautifully presented detached residence with stunning sea views.

Large c. 1.14-acre private site with potential to extend (subject to planning permission).

Immaculate landscaped gardens with a large rear patio area and terrace perfect for outdoor dining and relaxation.

Generous living spaces filled with natural light.

Oil-fired central heating.

Grant Reillo Boiler.

Double glazed windows.

Double garage offering additional storage.

Superb location near Tramore town centre, the beach, promenade, and all amenities.

Directions

X91 YX71

BER Details

BER C3 118340637

Stamp Duty

Stamp duty @1%



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