





## Property Description

Rushmere House is an impressive three-storey period residence that commands a prime position beside the Majestic Hotel on the main approach into Tramore. Enjoying uninterrupted, elevated sea views over Tramore Bay, the property captures breathtaking panoramas of the sweeping 5km beach, sand dunes, and across the bay to Brownstown Head. Its presence is both striking and elegant, offering a rare combination of grandeur and location in this renowned coastal setting.

The home exudes timeless character and charm, with many original features lovingly retained and showcased throughout the spacious interior. From the moment you step into the entrance porch and hallway, you're greeted by the generous proportions and period detail that set the tone for the rest of the home. The ground floor includes a stylish lounge, a quiet study, a traditional pantry, a full bathroom, a laundry room, and a kitchen/dining area perfect for both family living and entertaining.

The first floor accommodates four well-sized bedrooms, two of which benefit from modern en-suite facilities. Upstairs, the second floor offers three further bedrooms, a family bathroom, and an additional flexible-use room—ideal as a bedroom, home office, or studio. Two more en-suite bedrooms on this level add further comfort and convenience, making the home highly adaptable to a range of living arrangements.

Outside, the home is framed by mature, well-maintained front gardens, creating a welcoming first impression. A private patio to the rear adds further outdoor space for relaxation or entertaining. Located just moments from Tramore's stunning beach, bustling Promenade, and lively town centre, this property enjoys easy access to a full range of amenities including schools, sports clubs, shops, restaurants, and cafés. With Waterford City only a 10-minute drive away, Rushmere House offers the perfect blend of coastal serenity and urban connectivity—making it a truly exceptional opportunity in a thriving seaside town.



Ground Floor:

Entrance Hall: 2.29m x 7.56m (7' 6" x 24' 10") The entrance hall sets a refined tone for the home, blending traditional charm with practical layout. High ceilings with decorative coving and a classic pendant light create a sense of grandeur on arrival. A half-panelled wall, tiled flooring, and rich red stair runner add warmth and a touch of vintage elegance.

Natural light filters through the part-glazed front door, enhancing the bright and airy feel. A graceful staircase with original bannisters leads to the upper floor, while the layout provides easy access to the main reception rooms. Tasteful furnishings and antique accents underscore the heritage feel of this inviting space.

Lounge: 4.62m x 5.97m (15' 2" x 19' 7") This beautifully appointed formal living room exudes timeless elegance and warmth. Featuring soaring ceilings with ornate cornicing and a decorative ceiling rose, the space is centred around an exquisite carved mahogany fireplace with inset stove and overmantel mirror—adding character and grandeur.

Two large sash windows with original panelling bathe the room in natural light while offering picturesque views of the vibrant garden and glimpses of the sea beyond. The room is finished with a richly patterned carpet, classic pendant chandelier, and a tasteful blend of traditional and comfortable furnishings, creating a welcoming and refined atmosphere ideal for entertaining or relaxation.

Study: 2.70m x 4.52m (8' 10" x 14' 10") This cosy and adaptable room, currently used as a study and library, offers excellent potential as a ground floor bedroom, home office, or reading room. A large sash window allows for good natural light, while high ceilings and original detailing, including a decorative fireplace and picture rail, retain the period character of the home.

Built-in shelving provides ample storage for books or files, and the space is comfortably sized to accommodate a bed or desk setup as needed. Ideal for remote working, guest accommodation, or multi-generational living.

Pantry: 1.77m x 2.90m (5' 10" x 9' 6") A practical and well-utilised walk-in pantry offering excellent additional storage off the main kitchen area. Fitted with open shelving, drawer units, and space for an additional fridge/freezer, this room is ideal for dry goods, kitchenware, and household supplies.

A rear-facing window provides natural light, while the compact footprint is maximised for functionality—perfect for keeping the main kitchen clutter-free and organised. A valuable bonus space for any busy household.

Bathroom: 1.86m x 2.40m (6' 1" x 7' 10") This bright and well-maintained bathroom is fully tiled with a fresh, cohesive finish. It features a large jacuzzi-style bath with overhead shower, ideal for both relaxing soaks and practical daily use.

Additional fittings include a modern WC, a sleek vanity unit with integrated basin and storage, and a mirrored wall cabinet. A frosted window allows for natural light and ventilation while maintaining privacy.

Kitchen/Dining Room: 5.52m x 6.21m (18' 1" x 20' 4") A generous and functional kitchen/dining space, perfectly suited for family living and casual entertaining. The layout features ample fitted cabinetry offering extensive storage, a large breakfast counter with seating, and a dedicated dining area that comfortably accommodates a six-person table.

Neutral tiling throughout provides durability and easy maintenance, while a skylight above the kitchen adds brightness and a sense of openness. The space retains a warm and inviting feel, with charming display shelving and integrated units creating both practicality and personality. A versatile heart-of-the-home setting with potential for modern enhancement.

This well-maintained kitchen is designed for functionality, with a generous run of countertop space, tiled flooring, and ample cabinetry for storage. A built-in gas hob and oven are neatly integrated, with space for under-counter appliances and small kitchen gadgets. The window and rear door provide good natural light and convenient access to the outside.

Laundry Room: 1.49m x 3.18m (4' 11" x 10' 5") Plumbed for appliances.

First Floor:

Landing: 2.24m x 5.27m (7' 4" x 17' 3") and 1.21 x 1.28

The first-floor landing continues the home's traditional elegance, featuring high ceilings, original balustrading, and a striking arched return that adds architectural interest. A large sash window floods the stairwell with natural light, enhancing the sense of space and openness.

Finished with a classic red carpet and soft neutral tones, this area serves as a central hub to the upstairs accommodation, offering both practicality and charm in equal measure.

Bedroom 1: 4.11m x 2.26m (13' 6" x 7' 5") This charming bedroom boasts classic architectural features including high ceilings with intricate cornicing and a large sash window that floods the room with natural light. The window offers stunning sea views across Tramore bay, creating a serene and picturesque backdrop. The room is finished with soft carpet flooring, adding warmth and comfort and also includes a built-in sink area, providing practical convenience while preserving the room's traditional elegance.

Bedroom 2: 4.09m x 2.13m (13' 5" x 7' 0") This elegant bedroom continues the period charm with impressively high ceilings and a beautiful sash window that frames breathtaking sea views. The window floods the space with natural light, enhancing its airy and serene ambiance. The room features soft carpet flooring for added comfort. and a built-in sink and vanity area add convenience, while the original architectural details and proportions reinforce the room's timeless appeal.

Bedroom 3: 5.45m x 2.47m (17' 11" x 8' 1") This spacious bedroom beautifully reflects the elegance of a classic period interior featuring impressively high ceilings and a large sash window that frames stunning sea views flooding the space with natural light and enhancing its bright, serene ambiance. The room is laid with soft carpet flooring, adding warmth and comfort underfoot. Original architectural details, such as the deep skirting and cornicing, lend timeless character, while a built-in sink and vanity area offer practical convenience.

En suite: 1.60m x 1.55m (5' 3" x 5' 1") This convenient en suite shower room is fully tiled throughout and features a corner shower unit with an electric shower, WC and wash hand basin with vanity unit.

Bedroom 4: 4.08m x 2.80m (13' 5" x 9' 2") This bright and generously proportioned bedroom showcases hallmark architectural features, including impressively high ceilings, elegant cornicing and a large sash window with traditional panelled surrounds. The window draws in an abundance of natural light, creating a welcoming and airy atmosphere while offering a peaceful outlook. The room is finished with soft carpet flooring.

Bathroom: 2.89m x 1.73m (9' 6" x 5' 8") Well appointed bathroom is beautifully tiled throughout and thoughtfully designed for comfort and convenience. The room includes a contemporary vanity unit with a mounted mirror and storage, a WC, and a fully enclosed corner shower unit with a Triton shower.

## Second Floor:

Landing: 2.55m x 2.27m (8' 4" x 7' 5") The second-floor landing continues the home's traditional elegance, featuring high ceilings, original balustrading with a large sash window flooding the stairwell with natural light. Finished with a classic red carpet and soft neutral tones offers both practicality and charm in equal measure.

Bedroom 5: This charming bedroom boasts a large sash window that floods the room with natural light and offers stunning sea views across Tramore bay, creating a serene and picturesque backdrop. The room is finished with soft carpet flooring and also includes a built-in sink area that provides practical convenience.

Office/Bedroom: 4.30m x 2.01m (14' 1" x 6' 7") This charming versatile office/bedroom boasts a large sash window that floods the room with natural light. The window offers stunning sea views across Tramore bay, creating a serene and picturesque backdrop. The room is finished with carpet flooring and includes a built-in sink area, providing practical convenience.

Bedroom 6: 3.91m x 2.54m (12' 10" x 8' 4") This charming double bedroom features a large sash window that floods the room with natural light offering stunning sea views across Tramore bay. The room is finished with carpet flooring.

En suite: This convenient en suite shower room is fully tiled throughout and features a corner shower unit with an electric shower, WC and wash hand basin.

Bedroom 7: 4.16m x 2.83m (13' 8" x 9' 3") 4.16m x 2.83m (13' 8" x 9' 3") This bright double bedroom features a large sash window that fills the room with natural light and is finished with carpet flooring.

En suite: 1.51m x 1.76m (4' 11" x 5' 9") This convenient en suite shower room is fully tiled throughout and features a corner shower unit with an electric shower, WC and wash hand basin.

Guest Bathroom: 1.42m x 1.77m (4' 8" x 5' 10") This convenient guest shower room is fully tiled throughout and features a corner shower unit with an electric shower, WC and wash hand basin.

## Outside and Services:

Features: Striking three-storey period home with exceptional character.

Elevated, with fantastic sea views across Tramore Bay.

Spacious layout with 8 bedrooms.

Original features lovingly preserved throughout.

Mature front gardens and rear patio.

Double glazed windows.

Oil fired central heating.

Incredible potential as a family home, boutique guesthouse, or hospitality venture.

Located just steps from the Tramore Beach and Promenade and the bustling town centre.

## Directions

X91 Y363

## BER Details

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T: 051 330 569  
E: [info@griffinauctioneers.com](mailto:info@griffinauctioneers.com)  
W: [griffinauctioneers.com](http://griffinauctioneers.com)

Main Street,  
Tramore,  
Co. Waterford.

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