



BrookLodge &  
Macreddin Village

CO. WICKLOW • IRELAND





JLL has been appointed as exclusive real estate advisor to ownership of BrookLodge & Macreddin Village, one of Ireland's finest and most unique country house resorts.

This expansive and freehold hotel asset is winner of Ireland's Culinary Hotel of the Year and Ireland's Luxury Eco-Friendly Hotel. Other recent awards for its famous certified organic The Strawberry Tree Restaurant include titles such as Best Restaurant and Best Organic Restaurant.



BrookLodge & Macreddin Village is located in a spectacular valley in Co Wicklow, just one hour's drive from South Dublin. Twice AA Hotel of the Year, this four-star resort's country house style and state-of-the-art facilities combine to deliver a unique experience.

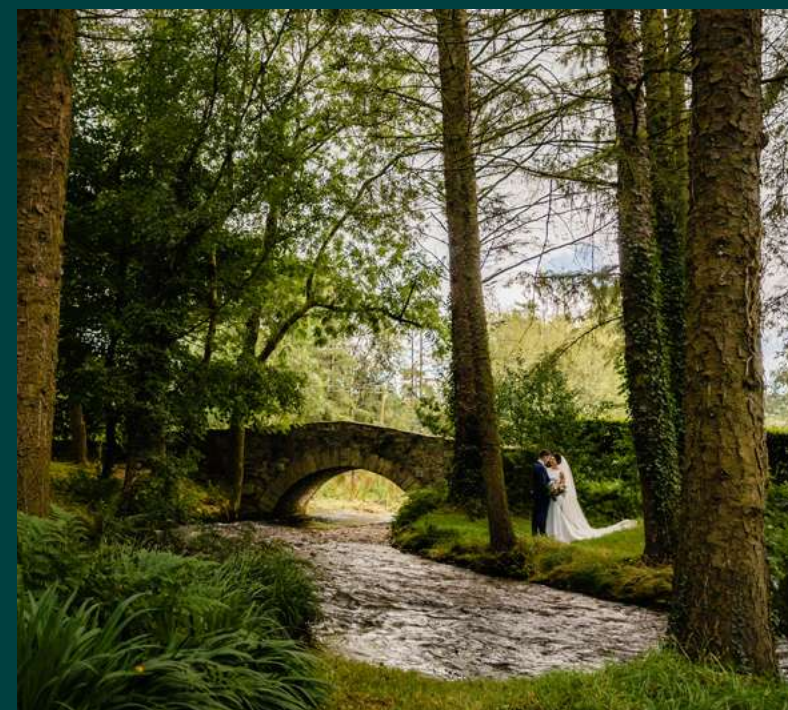






Located in County Wicklow  
the “Garden of Ireland”

A luxury four-star resort, situated just over an hour’s drive from Dublin City in the beautiful and high entry barrier setting of County Wicklow, the “Garden of Ireland”





# Resort Highlights

## AN IRREPLACEABLE LOCATION

Located in Macreddin Valley, approximately 3km north of Aughrim Village, County Wicklow and approximately an hour from South Dublin.

## EXPANSIVE 85,000 SQ FT DESTINATION RESORT

86-bedroom hotel developed in 1997, in a charming country house style together with its own village and all located on approx. 16 acres.

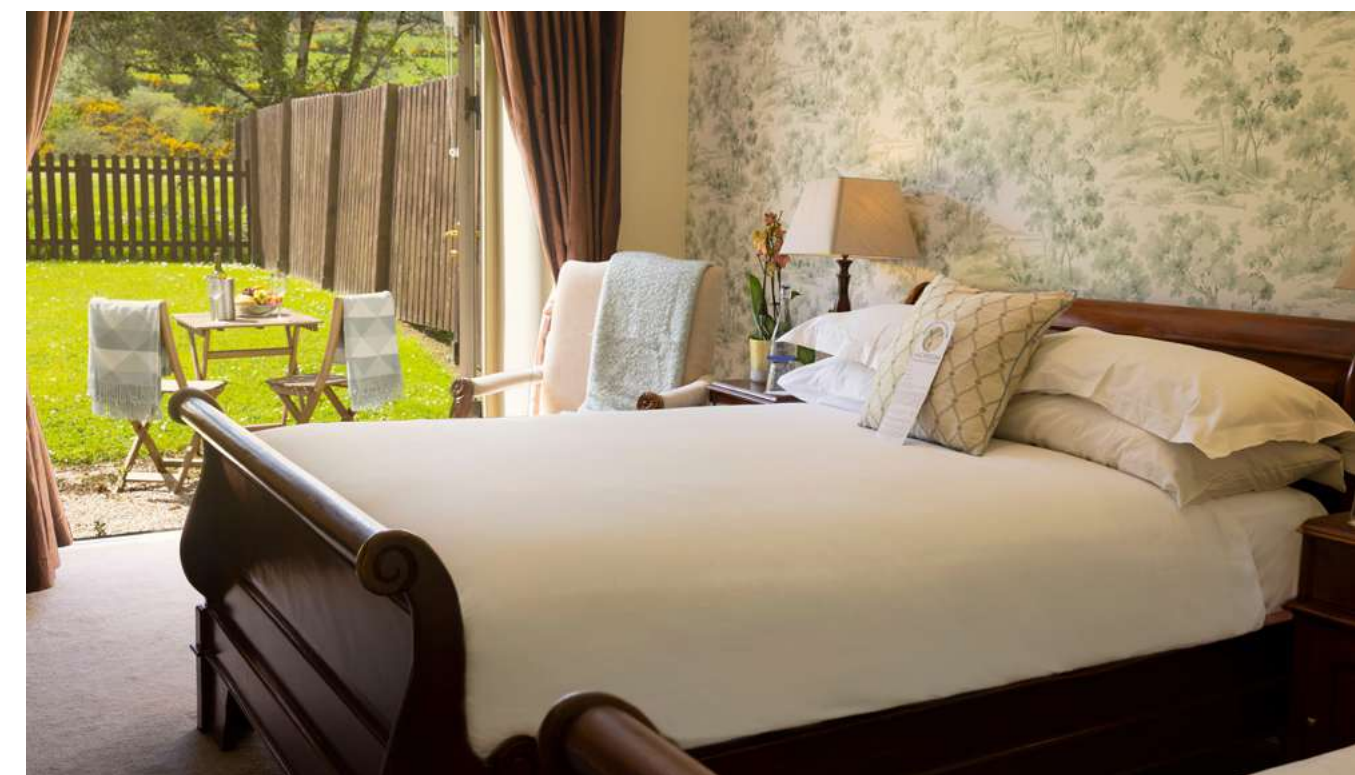


## 54 KEY BROOK LODGE

The BrookLodge itself contains 54 guestrooms, including 20 Suites and Junior Suites, Lounge Bar, the flagship Strawberry Tree Restaurant, The Waterside Lounge, and The Garden Room.

## 24 KEY BROOK HALL

Brook Hall is the resorts dedicated wedding and conferencing venue, and includes the River Room with seated capacity for 200 persons, a lounge bar and terrace bar and 24 guestrooms. It has its own kitchens and its own swimming pool and sauna, suitable for family use.





# Resort Highlights



## 8 KEY BROOK MEWS

The River Mews contains 4 state of the art conference rooms on the ground floor and 8 guestrooms overhead.

## THE WELLS SPA

The Wells Spa includes a signature swimming pool, sauna, steam room, hammam, jacuzzi and outdoor hot tub, and 12 treatment rooms.





# Resort Highlights

## MACREDDIN VILLAGE

The sale includes Macreddin Village, which is Home to Actons, an old world country pub, and the Orchard Café.

The village also contains La Taverna Armento a popular Italian restaurant, and the unique Macreddin Chapel, which is perfect for weddings and special events.



La Taverna Armento



Orchard Café



Macreddin Chapel

## EXTENSIVE 16 ACRE SITE

The wider complex also includes stables, which are not currently in use and a converted farmhouse which has staff accommodation and offices.

There is car parking for 150 cars and there is also a large walled herb garden and several grow tunnels.

## FUTURE DEVELOPMENT

With extensive services onsite including as geothermal and wood chip boilers, its own well and wastewater treatment plant, BrookLodge offers significant development potential with numerous areas to add further hotel facilities, including guestrooms.





# Multi-award winning destination resort

The 86 guestroom award winning resort combines the charm of a country retreat with extensively refurbished and modern hotel facilities, all surrounded by the beautiful hills, rivers and valleys of Co. Wicklow.





A culinary experience like no other,  
including the much celebrated  
Strawberry Tree Restaurant



The Strawberry Tree Restaurant



The Strawberry Tree Restaurant



Game Bar



La Taverna Armento



Actons Country Pub

The Strawberry Tree Restaurant was Ireland's first fully organic restaurant. La Taverna Armento serves authentic Italian cuisine and was inspired by the ancient village of Armento in the province of Basilicata.

The well-loved Pub and Café at the heart of the hotel is Actons Country Pub and The Orchard Café. Furthermore, the Waterside Lounge and Game Bar lets you sink into its sofas' classic cushioned comfort where you can gaze out the window or enjoy the peace of its glowing fireplace's.





## Brook Hall offers state of the art banqueting facilities

Brook Hall's magnificent function space can accommodate up to 200 guests, whilst a range of superbly equipped conference suites that are available and can comfortably accommodate 10 to 250 delegates.







## The Wells Spa boasts 12 treatment rooms and its own leisure facilities

The Wells Spa at offers the perfect retreat to unwind and relax. The spa offers a unique combination of tranquil ambience and indulgent treatments, including treatment rooms, swimming pool, sauna and outdoor hot tub.





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All questions or requests for information are to be only directed to JLL.

All communications and enquires should be submitted to the team below and no direct contact should be made with hotel employees or management.

Note that a third party owned Paul McGinley designed Championship Golf Course which adjoins the property, is under separate ownership and is therefore not included within this transaction.

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BrookLodge Hotel - **BER B3**  
B3 BER No: 801021775  
Energy Rating: 573.36 kWh/m<sup>2</sup>/yr 0.84

Brook Mews **BER C2**  
C2 BER No: 801021593  
Energy Rating: 701.95 kWh/m<sup>2</sup>/yr 1.33

Wedding Venue **BER C2**  
C2 BER No: 801022062  
Energy Rating: 613.39 kWh/m<sup>2</sup>/yr 1.21

Riverside Accommodation **BER B2**  
B2 BER No: 801021866  
Energy Rating: 650.82 kWh/m<sup>2</sup>/yr 0.79

Plant Building **BER G**  
G BER No: 801021841  
Energy Rating: 79.04 kWh/m<sup>2</sup>/yr 4.95





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