



BY DESIGN

4 Heritage Grove

Woodhall Spa, Lincolnshire, LN10 6DN

Situated in a tranquil, prime corner position in this highly sought-after and prestigious village

Situated in a tranquil, prime corner position in the highly sought-after and prestigious village of Woodhall Spa, this exemplary residence extends to nearly 2,700 sq ft and is complete and ready to move in and enjoy. With its striking traditional, heritage-inspired design, it offers an exceptional opportunity to acquire a superb four-bedroom, two-bathroom home, impeccably crafted to the highest specification. Externally, two sun terraces, spacious wrap-around landscaped gardens, a double garage with an electric door, and a generous driveway providing parking for several vehicles further enhance the property. Together, these features create a remarkable family home set within a private and exclusive small development of nine luxury homes in a village admired for its prestige and quintessential English charm.











Accommodation

In greater detail, the accommodation comprises a spacious reception hallway with LVT flooring and a staircase rising to the first-floor landing, featuring exposed oak detailing. Internal oak doors provide access to the following rooms.

An impressive lounge boasts double aspect views, French doors that effortlessly connect the interior to the exterior via a raised sun terrace, and a fireplace with chimney, with provision for the installation of a wood burning stove, offering the new owner flexibility should they wish to add one.

The beautifully designed bespoke kitchen is fitted with a range of wall and base units, integrated high-quality appliances, quartz work surfaces, a Belfast sink with mixer tap, two Smeg ovens, and a quartz central island with a hob inset, and features bi-folding doors opening onto the side sun terrace. This area also features a fireplace with chimney, with provision for the installation of a wood burning stove.

The open plan kitchen extends into a spacious family and dining room, also featuring bi-folding doors that open directly onto the rear sun terrace, creating a wonderful hub of the home. A well-appointed bespoke utility room with quartz work surfaces, an integrated freezer and sink complete the open plan kitchen area. In addition, the ground floor accommodation is further enhanced by a home office or reception room with LVT flooring, together with a quality cloakroom with WC.

Accessed via a modern staircase, the first-floor galleried landing, a notable feature, leads to four generously proportioned bedrooms and two bathrooms. The primary suite, enjoying pleasant views, features an enviable and luxurious four-piece bathroom suite with a freestanding bath. The second, third and fourth bedrooms are all spacious double rooms, served by a beautifully appointed and elegant four-piece family bathroom, again featuring a freestanding bath.

Externally, the property is accessed via a shared private driveway, leading to a spacious area that provides off street parking for several vehicles. A gate to the side of the property gives access to the rear gardens, which feature a generous sun terrace, ideal for al fresco dining, and lawned gardens enclosed by tall perimeter fencing. The property further benefits from external lighting and an EV charging point.

Agent's Note: Homes of this calibre, combining exceptional specification, superior quality, and exquisite craftsmanship, are seldom available. Every detail has been meticulously considered, with no expense spared, from the finest materials to bespoke designer lighting, resulting in a residence of unparalleled elegance. The property has been virtually staged for marketing and illustrative purposes and offers a visual representation.









Location & Schooling

Woodhall Spa's rich history and vibrant community make it a charming and highly desirable place to live. Originally a spa town renowned for its mineral springs, it developed in the 19th century as a health resort. The village now boasts stunning Edwardian and Victorian architecture, with tree-lined streets and notable landmarks such as the Petwood Hotel, which has strong historical connections to World War II and the RAF Dambusters Squadron.

Today, Woodhall Spa combines modern convenience with a thriving village culture. The high street is home to a wide range of independent shops, including boutique cafés, artisan bakeries, florists, homeware and gift stores, fashion outlets, a greengrocer, a butcher, a delicatessen, and specialist lifestyle boutiques. The café culture is vibrant, with cosy spots perfect for meeting friends or enjoying a leisurely coffee. Residents also benefit from a variety of pubs, restaurants, a fish and chip shop, and larger retail outlets such as Sainsbury's and the Co-op, ensuring that everyday essentials and treats are all within easy reach. This mix of independent and mainstream shops, combined with excellent local eateries, gives Woodhall Spa its distinctive charm and strong sense of community.

For golf enthusiasts, Woodhall Spa Golf Club is a standout attraction. As the home of the National Golf Centre, it features two exceptional courses: The Hotchkin and The Bracken. The Hotchkin course is consistently rated among the world's finest heathland layouts and is regularly placed within the top 100 golf courses internationally, currently ranked around 58th in Golf.com's World Top 100 list, and is highly regarded within UK and Ireland rankings. It is also considered one of the top courses in England, often appearing within the top ten of UK rankings, and is widely acknowledged for its strategic challenge, dramatic bunkering and heathland character (world ranking data as of February 2026).

Jubilee Park provides excellent recreational facilities at the heart of the village, including a heated outdoor swimming pool, tennis courts, a cricket pitch, croquet lawns and a bowling green. For cinema lovers, Kinema in the Woods, a charming historic cinema set in woodland surroundings, offers a unique experience and is home to the last remaining rear-screen projector in the country.

Woodhall Spa is also ideally positioned for outdoor pursuits, with scenic woodland walks, cycling trails and nearby nature reserves. The Viking Way passes through the village, offering beautiful long-distance walking routes, while the surrounding countryside provides plentiful opportunities for wildlife spotting and enjoying the natural landscape.

Location & Schooling Continued

Woodhall Spa, located on the southern edge of the Lincolnshire Wolds, is one of the most sought-after villages in Lincolnshire. Its stunning setting within an Area of Outstanding Natural Beauty (AONB) offers the perfect blend of rural tranquillity and convenient access to urban amenities. The village lies just six miles from Horncastle and 20 miles from the historic city of Lincoln, with excellent road links to both. It is also only 23 miles from the coast, providing easy access to the sandy beaches of eastern England. Woodhall Spa is well served by local transport, with direct train services to London from Lincoln (approximately two hours) and good road connections to Louth and the wider area.

Nature lovers and outdoor enthusiasts will appreciate the numerous walking and cycling routes nearby, including the Viking Way, a 147-mile trail that passes through the village. Woodhall Spa's idyllic surroundings make it a haven for those who enjoy connecting with nature.

Woodhall Spa offers a range of high-quality educational options, including the well-regarded St. Andrew's C of E Primary School (rated Good), the independent St. Hugh's School (rated Outstanding), and nearby secondary schools such as Queen Elizabeth's Grammar School (Horncastle, rated Outstanding), Banovallum School (Horncastle), and Barnes Wallis Academy (Tattershall), with easy access to private schools in nearby towns, including Lincoln.

Services: Mains electricity, water, and drainage; air source heating (underfloor heating downstairs).

Local Authority: East Lindsey District Council

Tenure: Freehold | Council Tax Band: TBC | EPC Rating: TBC

Sat Nav: LN10 6QZ



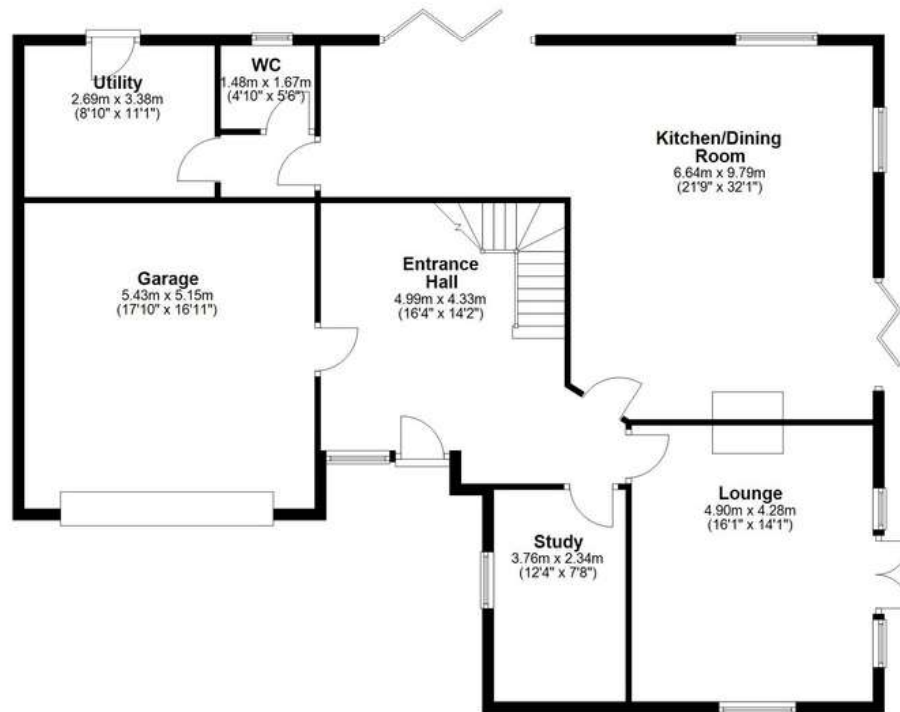




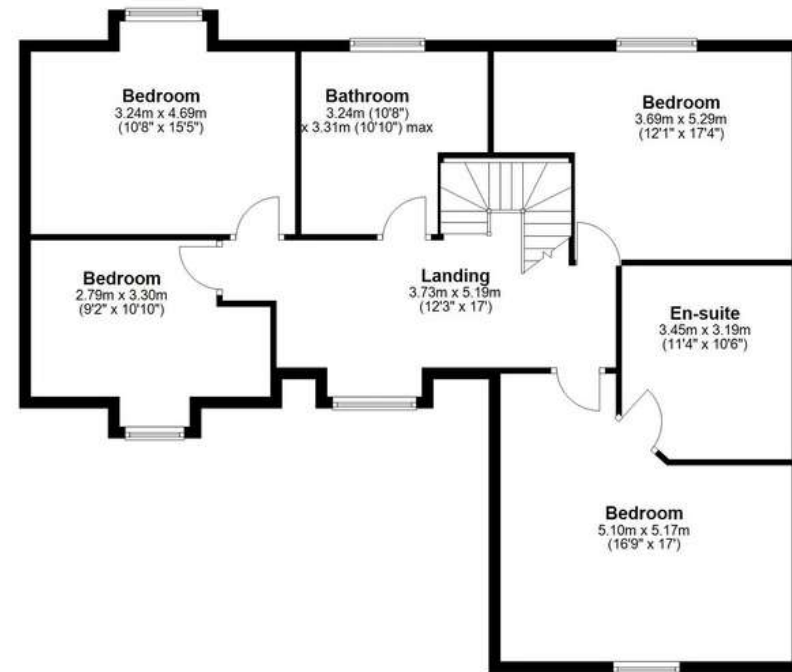




Ground Floor
Approx. 143.7 sq. metres (1546.6 sq. feet)



First Floor
Approx. 108.0 sq. metres (1162.6 sq. feet)





BY DESIGN

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National audience

local knowledge