

# BONNY VIEW

Marton in the Forest, Stillington, York

## BONNY VIEW

**Outstanding contemporary house with far-reaching views, accompanied by a range of outbuildings and land**

*Stillington 1 mile • Easingwold 5 miles • York 12 miles • Malton 13 miles*

Entrance and staircase hall • cloakroom • sitting room • kitchen/dining and sitting room • pantry • utility room • study

3 ground floor bedrooms • 2 bathrooms (1 en suite)

Principal suite with bedroom and balcony • 2 dressing rooms • 2 bathrooms • home office

Integral garage • range of secure outbuildings with gardeners' wc • field shelter • manège

Gardens and grounds

In all 2.165 acres

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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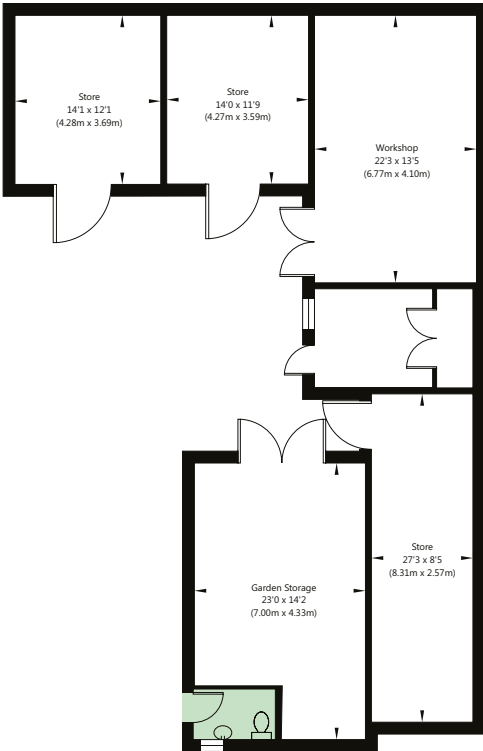
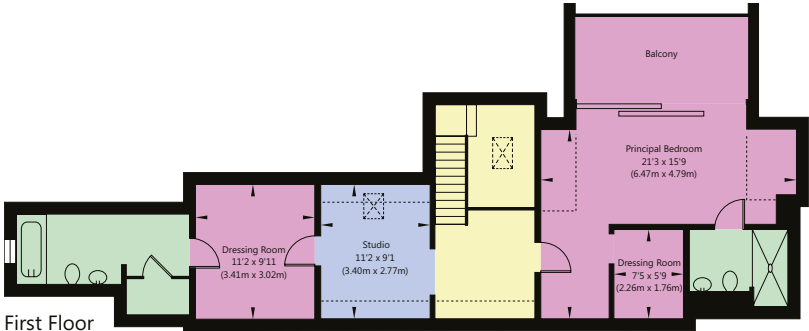
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Bonny View, Marton in the Forest, Stillington, York YO61 1NH

Approximate Gross Internal Floor Area  
Main House - 3307 SQ FT / 307.25 SQ M - (Excluding Garage)  
Total - 4877 SQ FT / 453.03 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient • lower running costs |         |           |
| (92 plus) A                                 | Current | Potential |
| (81-91) B                                   |         | 86        |
| (69-80) C                                   | 71      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient • higher running costs |         |           |

Bonny View occupies a discreet position on a country lane, standing on rising ground with far-reaching views across the Vale of York to York Minster on the horizon. Originally built as a bungalow in the 1970s, the property has been comprehensively enlarged and remodelled under the direction of an architect to create a distinctive contemporary home. Expansive picture windows and large sliding glazed doors frame the landscape, while the entire first floor is dedicated to an impressive principal bedroom suite with a south-facing balcony. The house stands in over two acres of gardens and grassland, complemented by a manège and an extensive range of outbuildings.

- Detached house, elevated and set in nearly 2 acres
- Over 3300 sq ft of versatile accommodation arranged over 2 floors
- Strong connection between the house and garden, with well positioned sunny terraces
- Panoramic south-facing views across the Vale of York to York Minster
- Superfast fibre broadband
- Equestrian and smallholding potential
- Outbuildings extending to more than 1200 sq ft
- Range of local amenities close to hand
- No onward chain



**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** G

**Services & Systems:** Mains electricity and water. Private drainage. Oil-fired central heating. Fibre broadband.

**Fixtures & Fittings:** All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Local Authority:**

North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Money Laundering**

**Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.







The accommodation is arranged with the principal living spaces occupying the west wing, three bedrooms in the east wing, and an exceptional principal bedroom suite spanning the first floor. Throughout the ground floor, full-height picture windows and barn-style glazed doors maximise natural light while creating a seamless connection with the surrounding landscape.

The comprehensive renovation centres on a striking zinc-clad cantilevered extension incorporating an open-plan kitchen/dining room and sitting room, with the principal bedroom above. Each room is designed to take full advantage of the outlook across the gardens and surrounding countryside. The programme of works also included new aluminium-framed windows and sliding doors, contemporary kitchen and bathrooms, and upgraded internal finishes.

A new heating system provides underfloor heating throughout the west wing and all bathrooms.

The entrance hall immediately introduces the setting, with a tall picture window framing the distant view. It also provides access to a cloakroom with wc and a coat cupboard. Double doors open into the spacious open-plan kitchen/dining room, which connects to the sitting room and shares a double-sided Rais wood-burning stove.

Centred around a generous island with breakfast bar, the kitchen features quartz work surfaces, a Quooker boiling water tap, Rangemaster range cooker, integrated appliances, window-seats and a walk-in pantry. Large sliding doors from the dining area open onto the sheltered south-facing terrace beneath the cantilevered extension, while the





sitting room extends onto a west-facing terrace finished in slip-resistant composite decking. Both terraces are positioned to enjoy the exceptional views. The sitting room is further enhanced by a vaulted ceiling with electrically operated Velux roof windows and expansive picture glazing.

A generous utility, laundry and boot room with external access, together with a north-facing study, complete the principal living accommodation.

The east wing provides three double bedrooms, one with an en suite bathroom. Two bedrooms benefit from south-facing picture windows overlooking the gardens and countryside beyond.

The house bathroom has slip-resistant floor tiles and Villeroy & Boch fittings, incorporating

a walk-in shower and freestanding bath, while all bathrooms are manufactured and designed by Abacus and have underfloor heating.

The layout of the east wing offers scope, subject to any necessary consents, to create a self-contained and accessible annexe incorporating the integral garage.

The entire first floor is devoted to an outstanding principal suite. The bedroom occupies the dramatic cantilevered extension, where full-width sliding glazed doors open onto a south-facing balcony with uninterrupted views across the gardens, surrounding countryside and towards York Minster. A dressing room and en suite shower room adjoin the bedroom, while across the landing a versatile room provides an ideal office or studio, leading to a second dressing room and an additional bathroom.





## Outside

A gated block-paved driveway provides parking for multiple vehicles and leads to the integral double garage, which benefits from west-facing windows and a separate pedestrian door. A gravel driveway continues to an extensive range of outbuildings at the rear, situated around a yard and offering considerable flexibility. These include a machinery store, a workshop fitted with a wood-burning stove and workbench, a tack room and two stables.

For those interested in growing produce, the gardens include raised vegetable beds, two greenhouses and a potting shed, providing potential for kitchen gardening and a more self-sufficient lifestyle.

The gardens and grounds wrap around the house with open grassland extending eastwards and westwards. A manège and adjoining field shelter enhance the property's equestrian appeal. The plot is fully enclosed, with a high brick wall forming the eastern boundary and mature hedging enclosing the remaining sides, creating a private setting while preserving the exceptional views across the surrounding countryside.





## Environs

Bonny View occupies a discreet position on a country lane between Stillington and Farlington. Farlington is an attractive village centred around a traditional green with a tumbling beck, The Blacksmiths Arms, a village hall and a twelfth-century church. An extensive network of footpaths, bridleways and cycle routes links the surrounding villages and countryside.

Stillington, situated close to the Howardian Hills National Landscape, offers an unusually comprehensive range of amenities, including a community-owned village shop and post office, doctors' surgery, primary school and nursery, an established Indian restaurant and two well-regarded pubs: The Bay Tree Inn and The White Bear Inn. The village also has an active sports club with cricket, football, tennis and squash facilities, together with a thriving village hall. Regular bus services provide connections to York and the nearby market town of Easingwold.

The area is well served by independent schools, including Ampleforth College, Terrington Hall and Cundall Manor, while York's independent schools, including St Peter's and Bootham, are within easy reach. Outwood Academy Easingwold, the local secondary school, was rated Outstanding by Ofsted in 2022.

## Directions

Heading west through Farlington en route to Stillington, the property can be found on the left hand side.

**What3words:** ///shin.intrigues.revolts

## Viewing

Strictly by appointment.



ESTABLISHED 1992



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