



Ken Caro

Bicton, Pensilva, Liskeard, PL14 5RF





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Auction Guide Price **£425,000 - £450,000**

Substantial three bedroom bungalow nestled in a tranquil setting

Set in 17.29 acres of private gardens, mature woodland, meadows and pasture land

Enjoying spectacular far reaching views over undulating countryside

Bordered by mature and former award winning gardens

Approximately 9 acres of productive pasture land is located within the properties boundary



Description...

Nestled in a picturesque setting on the outskirts of the Cornish hamlet of Bicton, Ken Caro is a substantial three bedroom detached dormer bungalow that enjoys far reaching views over the undulating Cornish countryside and is set within approximately 17.2 acres.

Boarded by once award-winning Gardens, Ken Caro offers tremendous potential to revive the beautiful gardens that were created by the previous owners in the early 1970s. These occupy approximately 4 acres of domestic gardens, creating a fantastic opportunity for horticultural enthusiasts, with the remaining 13 acres of land comprising pasture, meadows, arable and mature woodlands set in a tranquil and peaceful location.

The main residence comprises a substantial three bedroom detached dormer bungalow offering approximately 2300 ft.² of living accommodation throughout.

An internal viewing is essential to not only appreciate this delightful property but also the wonderful location in which it occupies.



Accommodation

Entrance via uPVC door leading into:-

Kitchen

Dual aspect having uPVC double glazed windows to the side and rear elevations, a range of fitted wall and base units with square top work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap, four ring electric hob with extractor fan over, built in double oven, under counter space and plumbing for washing machine, space for freestanding fridge freezer, radiator, partially tiled.

Hallway

Doors off to all ground floor rooms, stairs rising to first floor, built in storage cupboard, radiator.

Living Room

Dual aspect having uPVC double glazed window to the front and rear elevations with far reaching countryside views beyond, electric radiators, TV point, inset wood burner with marble hearth.

Dining Room

Triple aspect having uPVC double glazed windows to the front, side and rear elevations with far reaching countryside views beyond, electric radiator, uPVC double glazed double doors leading to the front elevation.

Sun Room

Triple aspect having uPVC double glazed windows to the front and both side elevations with far reaching countryside views beyond, electric

radiator uPVC door with double glazed inset leading to the side elevation.

Bedroom

uPVC double glazed window to the front elevation with far reaching countryside views, radiator, built in wardrobes.

First Floor

Doors off to all first floor rooms, electric radiator, Velux skylights to ceiling.

Bathroom

Velux skylight to ceiling, bath with mixer tap, towel radiator, low level W.C, pedestal wash hand basin with mixer tap, corner shower cubicle with an electric shower over with glazed shower screen, being tiled floor to ceiling, jacuzzi bath, built in storage units, built in storage cupboard.

Bedroom

uPVC double glazed window to the rear elevation with far reaching countryside views, radiator, built in wardrobe, TV point.

Bedroom

uPVC double glazed window to the rear elevation with far reaching countryside views beyond, radiator, door into:-

Ensuite

Velux skylight to ceiling, corner shower cubicle with glazed shower screen, pedestal wash hand basin with mixer tap, low level W.C, towel radiator, built in vanity storage units, tiled floor to ceiling.



**Auction Venue & Date**

Lifton Strawberry Fields, Lifton, Devon PL16 0DH on Wednesday 27th May 2026 at 7pm.

Registration

Please note ALL BIDDERS, including Kivells existing clients, will need to register with Kivells on the night of the auction in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (the "Regulations") - as of 26th June 2017.

Bidders will be required to provide one form of government issued photographic identity and a utility bill addressed to them at their home address, dated within 3 months of the date of the auction. Failure to do this, may prejudice your ability to bid on the night.

Online Bidding

Online bidding registration will be available 10 days before each auction and all bidders must register at least 48 hours prior to the auction. For further information, please visit or contact your local Kivells office.

Buyer's Administration Fee

All successful buyers at Kivells' Property Auctions should note that on exchange of contracts, a Buyer's Administration Fee of £2,000 plus VAT (Total: £2,400 inc VAT) is payable to Kivells on the night of the auction. This fee can be paid by either bank transfer, personal cheque or debit card.

Please note if the lot is sold prior to auction, or afterwards, these fee's remain payable. There are no discounts for multiple lots purchased and you must consider this when bidding/offering prior.

All interested buyer's are advised to review the Auction Legal Pack prior to bidding, this can be obtained from Kivells website and is free to download.

Any fees that are owed in addition to the buyer's administration fee will be included within the legal pack.

Solicitor

Mr Vivian Carne, R Hancock & Son, 9 Fore Street, Callington, PL17 7AA.

Auction Payment

At the fall of the gavel the contract is legally binding and a 10% deposit (subject to a minimum fee of £5,000) will be required to be paid by the successful bidder. The deposit has to be paid to Kivells as auctioneers and can only be paid in the form of a cheque or bank transfer.

This deposit is also payable for all lots that are sold prior to auction.

ALL bidders must only bid if they can make this payment. Cheques must be drawn on a bank or branch of a bank in the United Kingdom, any other cheques may be rejected and it will be the responsibility of the purchaser to ensure they have the correct method of payment available at each auction.

Local Authority

Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall PL31 2FR.

Easements, Wayleaves, Rights of Way

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the

interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

Plan of the Land

The plan is based on ordnance survey extracts, and the areas are not guaranteed. Purchasers must satisfy themselves as to their accuracy.

Land Plan

Not to scale and for identification purposes only.

Guide Prices

Guide prices given are indications within 10% upwards or downwards of where the reserve price may be set at the time of going to print. Please note they are not an indication of the anticipated sale price or a valuation.

The reserve price is the minimum price at which the property can be sold, both the guide price and reserve price may be subject to change up to and including the day of the auction.

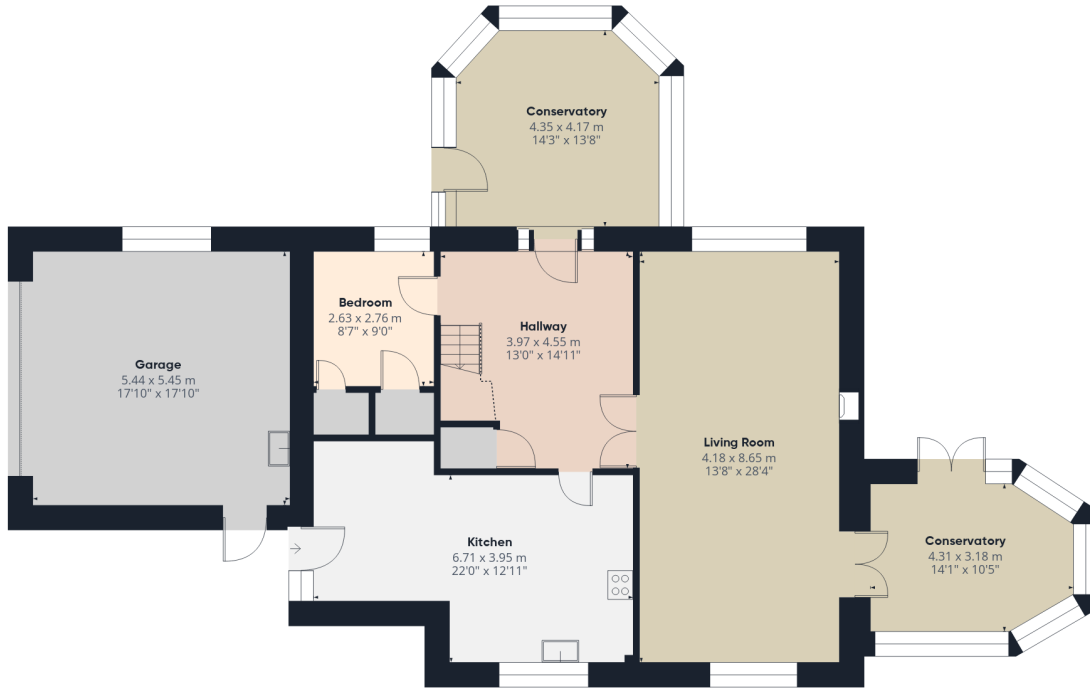
Please note that all prices listed, whether prior to or post auction, are subject to contract.

The Auctioneers and sellers accept no responsibility for any loss, cost or damage that a buyer may incur as a result of relying on any guide price. It is the buyer's responsibility to decide how much they should bid for any lot.

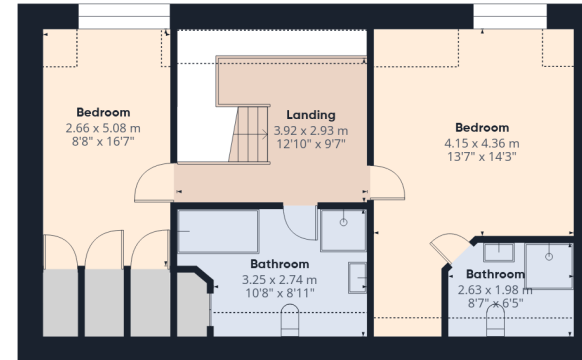
Please check with us for regular updates as guide prices are subject to change prior to the auction.

The guide price does not include the buyer's fee charged by the auctioneer or VAT which may apply to the sale or other amounts the seller may charge.

The seller's Special Conditions of Sale will state whether there are other seller's charges and whether the seller has elected to charge VAT on the sale price.



Floor 0



Floor 1

Approximate total area⁽¹⁾

214.9 m²
2315 ft²

Reduced headroom

7.7 m²
82 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Outside

Approached via a gated entrance, the concrete tree line driveway leads to the front elevation of the property, where there is an abundance of off-road parking available. The driveway is shared with one neighboring property.

The driveway leads directly to the integral garage that offers wealth of possibilities for its use, including conversion STP to further increase the living accommodation.

Ken Caro boasts approximately 17.2 acres of grounds, being a mix of former award-winning gardens, mature woodland and meadows, including 9 acres of productive pasture and arable land.

This setting is not only a haven for wildlife but also a spectacular retreat to relax and enjoy the panoramic views over the surrounding undulating Cornish countryside.

Being a wonderful opportunity for horticultural enthusiasts or keen gardeners, there is tremendous potential to revive the spectacular gardens with an array of outbuildings also positioned within the grounds.



Services

Mains water and electricity, private drainage.

Agents Note

A solar panel system is installed on the roof of the property, this is owned by the property and the funds generated are paid to the owner on a quarterly basis

 EE Rating - E

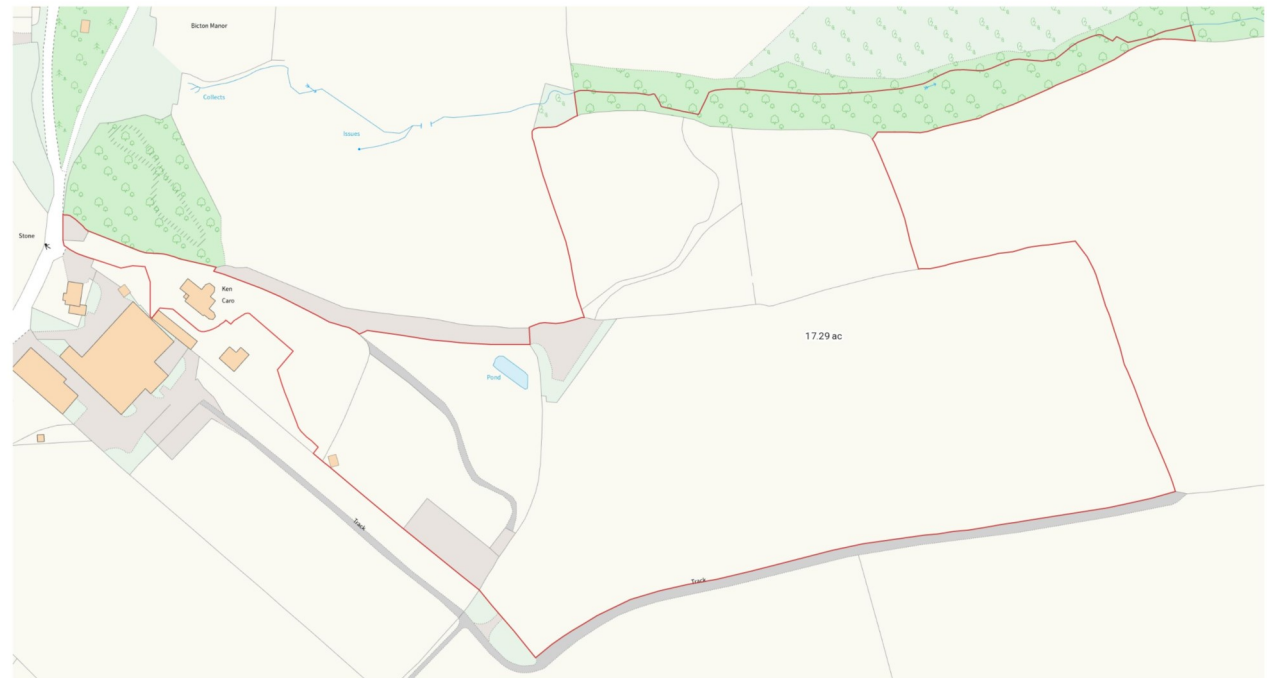
 Council tax band - D

 Directions

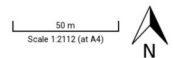
What3Words – lateral.sinkhole.downs

 Virtual Tour

<https://tour.giraffe360.com/cf9d2dca085b4151a219354654a331fb>



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