

**3 Bed 2 Bath Home, Freshly Painted inside, 2 Lots, Shop,  
Batesville, Arkansas**  
85 Holly Hills Rd  
Batesville, AR 72501

**\$189,500**  
1± Acres  
Independence County



**3 Bed 2 Bath Home, Freshly Painted inside, 2 Lots, Shop, Batesville, Arkansas**  
**Batesville, AR / Independence County**

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**SUMMARY**

**Address**

85 Holly Hills Rd

**City, State Zip**

Batesville, AR 72501

**County**

Independence County

**Type**

Residential Property

**Latitude / Longitude**

35.764844 / -91.524529

**Dwelling Square Feet**

1344

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

1

**Price**

\$189,500

**Property Website**

<https://www.mossyoakproperties.com/property/3-bed-2-bath-home-freshly-painted-inside-2-lots-shop-batesville-arkansas-independence-arkansas/77488/>





## 3 Bed 2 Bath Home, Freshly Painted inside, 2 Lots, Shop, Batesville, Arkansas Batesville, AR / Independence County

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### PROPERTY DESCRIPTION

**Charming 3-Bedroom 2-Bath Home with Shop & Private Access off Welch Lane – Just Outside Batesville, AR!**

**Move-In Ready Home on Two Lots, Fresh Paint Inside with SELLER giving a \$5,000 credit to buyer**

This **well-maintained 3-bedroom, 2-bath home** sits on **two spacious lots** just outside Batesville, offering the perfect mix of privacy and convenience. From the **large living room** to the **remodeled kitchen** with ample cabinets, generous counter space, and **French doors leading to the backyard**, this home is move-in ready and waiting for you!

The **primary bedroom features its own en-suite bath**, while the second bedroom has access to a well-appointed guest bathroom. A **spacious laundry room** off the kitchen adds to the home's functionality.

Outside, you'll find **one of the largest magnolia trees in the area**, a **metal roof**, a **carport**, and a **versatile shop with a roll-up door and lean-to**, providing **private access via Welch Lane**. Whether you need extra storage, a workspace, or a hobby area, this shop has endless potential. Plus, there's a **smaller shed** for gardening tools and outdoor essentials along with a storm shelter.

Located just minutes from the center of Batesville, this property offers **the best of both worlds—peaceful country living with town amenities nearby**.

#### **Property Features:**

- **Beautiful Yard** – Features **one of the areas largest magnolia trees**, creating a stunning display when in bloom.
- **Metal Roof & Carport** – Durable and low maintenance.
- **Large Living Room** – Perfect for relaxing or entertaining.
- **Updated Kitchen** – Remodeled with **plenty of cabinets & counter space**.
- **French Doors** – Lead to the backyard, bringing in natural light into the dining room.
- **Spacious Laundry Room** – Conveniently located just off the kitchen large enough for shelving and freezer
- **Primary Bedroom with Private Bath** – While the other two bedrooms share a second full bath with a tub/showr.

#### **Shop & Outdoor Features:**

- **Shop with Roll-Up Door** – Plus, a **lean-to on one side** for additional covered storage.
- **Private Access Road (Welch Lane)** – Direct access to the shop for added convenience.
- **Smaller Shed** – Great for storing gardening tools and outdoor essentials.

#### **Prime Location:**

**Close to Batesville** for shopping, dining, and amenities.

**Peaceful Setting** – Enjoy privacy while still being near everything you need.

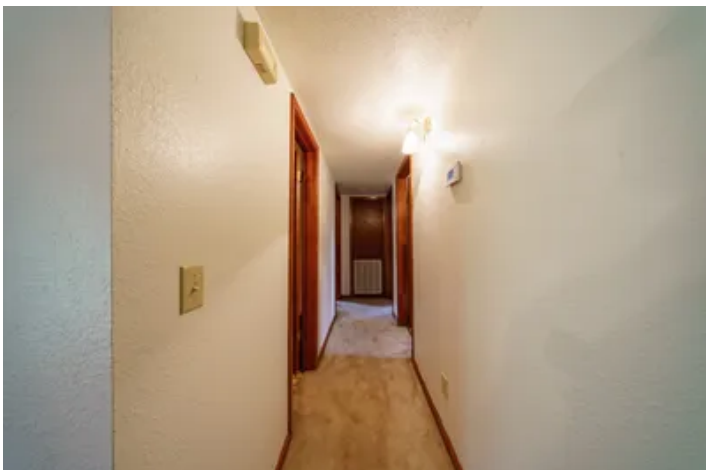
This is a **wonderful home for a growing family** or anyone looking for a comfortable place with **room to work and play**.

Listed with Mossy Oak Properties Selling Arkansas – [870-495-2123](tel:870-495-2123)

Call or Text Pamela Welch at [870-897-0700](tel:870-897-0700) to schedule your showing!

#### **Equal Housing Opportunity**

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**Batesville, AR / Independence County**



## 3 Bed 2 Bath Home, Freshly Painted inside, 2 Lots, Shop, Batesville, Arkansas

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Pamela Welch

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## City / State / Zip

## NOTES

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**Mossy Oak Properties Selling Arkansas**

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