

Hills House LLC

Historic preservation and development in Amherst, Massachusetts



Henry Hills Mansion - 38 Gray Street

Listing Price – \$850,000

The Henry Hills House is a unique property. Situated at the crest of a 1.25-acre lot in downtown Amherst, this 1863 Italianate Villa built by a local businessman remains largely unaltered from the original design by the prestigious local architect William Fenno Pratt.

The nearly 6,000 square feet of living area includes four main rooms on the first floor, four second floor bedrooms, an auxiliary two-bedroom apartment with separate entrance, and an enormous attic with access to the roof and the former widow's walk. Period details include low-rise steps on the Victorian entryway staircase, 13-foot ceilings, plaster molding, stained glass windows, oversized pocket doors in the parlor rooms and eight marble fireplaces, among other details.

The full walk-out basement includes plenty of room for storage or other uses and the parcel includes foundation for a three-bay garage. Views from the roof include the Holyoke Range and Pelham Hills. The parcel is located on a "flag lot" at 38 Gray Street overlooking Main Street.

The Henry Hills House stands, along with the Leonard Hills House next door, stands among the grandest homes of Amherst in the Historic Dickinson District. Listing price is \$850,000 in "as is" condition; repairs are estimated at about \$300,000.

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