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By Instructions from the Executors of the late W. H. Stewart Smith, Esq.

KIDDERMINSTER
WORCESTERSHIRE

Particulars

OF

SUMMERHILL ESTATE

To be sold by Auction

AT

THE LION HOTEL, KIDDERMINSTER,

ON

Thursday, 1st July, 1937,

punctually at 7 o'clock in the evening.

Auctioneers :

CATTELL & YOUNG,
31, WORCESTER STREET,
KIDDERMINSTER.
Tel. 307.

Solicitors :

MESSRS. JOHNSON & Co.,
36, WATERLOO STREET,
BIRMINGHAM.

And at Droitwich Spa.

TELEPHONE 76.
MRS. E. M. ROUND.
PROPRIETRESS

LION HOTEL,
KIDDERMINSTER,

WORCS

GK's notes

Lumbarhill or possible Temple, referred to GK by Cottrell.

GK reports to N.M. (GK Weston) who visited Lumbarhill with

H. Threlkeld (N.M. of Minister). GK afterwards visited, with Cottrell.

Points: H & C Lodge
Minister Lodge
H.C. Chapter.

Some brethren are members of all three

Limited Company
Resident caretaker

Squash Court & Garden cottage
included in the offer.

Tennis Court could be taken by Squash Court

Profit on sale of liquor

Matter must be brought before
Lodge Committee of H & C
9 minutes.

Decided to turn down the offer
& pursue "lease" with Mr. Round

House	500	
Ground repairs 12 wks.	1200	1700
Comm. Site.		
Paints 70 lbs + 50 lbs = 120 @ 40		480
Est. Internal alterations:		920
Decorating: Furnishing with chairs - linen		1000
Fencing etc.		400
		<u>4500</u>

5% = 225
Rate 30/40 per 35
Crooking, linen } ?
Replacements } ?
Annual repairs ?

The
Lodge of Hope & Charity, 377.



Masonic Hall,
Lion Hotel,
Kidderminster.

14th July 1937

Dear Sir and Brother,

Be pleased to attend a Meeting of the
Lodge ----- Committee at the
Masonic Hall, Lion Hotel, on Monday
the 19th day of July at
8 p.m.

Yours fraternally,

A handwritten signature in dark ink, appearing to read 'W.M.', written in a cursive style.

Secretary: W.M.

Business:

To consider a matter of interest to the
Lodge.



Minster Lodge

No. 5581

Kidderminster,

Dear Sir and Brother, 14th. July 1937

Be pleased to attend a Meeting of the
Lodge----- Committee at the
Masonic Hall, Lion Hotel, on **Monday**
the 19th. day of **July** at
8. p.m.

Yours fraternally


Secretary.

Business:

To consider a matter of interest to
the Lodge.

~~A~~ The joint meeting of the Lodge Committees of the Lodge of Hope and Charity and the Minister Lodge was held at the Lion Hotel, Kidderminster on Monday the 19th July 1937 at 8 p.m.

The Worshipful Master (G.Neville Weston) of the Lodge of Hope and Charity presided and was supported by the following Brethren namely:-

Bros.J.E.Andrews and E.W.Wetherhead, the Snior and Junior Wardens of the Lodge of Hope and Charity; Wor.Bro.J.H.Thurfield the Worshipful Master of the Minister Lodge; Bro.Vincent Young, the Junior Warden of the Minister Lodge; Wor.Bro.George Rainsford I.P.M. of the Lodge of Hope and Charity and Secretary of the Minister Lodge; Wor.Bro.George Ling; Wor.Bro.W.Warder; Wor.Bro.Alfred Howe; Wor.Bro.R.E.Grove; Wor.Bro.Len Smith; Wor.Bro.A.A.Knight; Wor.Bro.A.Ray; Wor.Bro.A.W.Lucas; Wor.Bro.W.Pritchard; Wor.Bro.J.E.Grosvenor; Wor.Bro.Harry Westcott.

Apologies were received from the following:-

Wor.Bro.T.Hilton; Wor.Bro.John Findon; Bros.C.J.Viney and J.E.Hitchon.

The Worshipful Master opened the meeting and outlined the proposition that had been put forward with regard to "Summerhill" the residence of the late Mr.Stewart Smith. He then called upon Wor.Bro.George Rainsford to make a statement as to facts and approximate figures.

After Wor.Bro.Rainsford had made his statement and the matter had been discussed by the Brethren the following resolution was proposed by Wor.Bro.J.E.Grosvenor and seconded by Wor.Bro.George Rainsford namely that the negotiations for "Summerhill" be discontinued but that Mrs.Round be approached for some security of tenure. This resolution was put to the meeting by the Worshipful Master and carried.

It was then proposed by Wor.Bro.Ling and seconded by Wor.Bro.A.A.Knight that the Worshipful Masters of the Lodge of Hope and

Charity and of the Minister Lodge and the Z of the Hope and
Charity Chapter, should interview Mrs.Round's advisers and discuss
the matter with them as to a security of tenure. This motion was
put to the meeting and carried.

There being no other business the meeting was then closed.

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Particulars

THE VALUABLE FREEHOLD
RESIDENTIAL or BUILDING ESTATE

KNOWN AS

SUMMERHILL

WITH MINIATURE PARK,
PLEASURE GROUNDS,
Kitchen Gardens, Entrance Lodge,
Chauffeur's Bungalow,
RANGE OF GARAGES & STABLING
Gardener's Cottage,
SQUASH RACQUETS COURT
BUILDING LAND

RIFE FOR IMMEDIATE DEVELOPMENT

with

Valuable frontages to Bewdley Hill and St. John's Avenue
and extending to an area of

24 Acres 2 Roods 18 Poles

OR THEREABOUTS

The Residence

is approached from a three-roomed LODGE at entrance by a sweep carriage drive through a miniature park of well-matured timber trees.

It is built of brick with cement-faced elevation and blue slate roof.

It has an ornamental iron verandah porch with double doors to well-proportioned HALL, 22 ft. \times 16 ft. with oak mantelpiece and tiled hearth, communicating to INNER HALL with oak staircase to first floor and principal bedrooms.

On the right of the Hall is the

Drawing Room

27 ft. \times 18 ft. with large square bay window, Adam style mantel-piece to tiled well grate, French windows leading to CONSERVATORY, 19 ft. 3 ins. \times 18 ft. 3 ins. with tiled floor, centre and side staging and door to gardens. Adjoining is the

Dining Room

26 ft. \times 19 ft. with handsome carved walnut mantel and overmantel, with door to ANTE ROOM and passage leading to

Lounge

36 ft. \times 18 ft. with four large windows and bay with French windows opening to lawns.

Approached from the main staircase off a well-lighted half landing are—

Bedroom No. 1

15 ft. \times 13 ft. with tiled well grate and W.C. adjoining.

Bedroom No. 2

22 ft. \times 16 ft. with tiled well grate.

Bedroom No. 3

17 ft. \times 16 ft. with tiled well grate



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A wide flight of seven steps with mahogany handrails leads to—

Bedroom No. 4

27 ft. × 18 ft. with two tiled well grates, communicating to BATHROOM with enclosed panel Bath, Lavatory Basin and W.C.

Bedroom No. 5

14 ft. 6 in. × 14 ft. with tiled grate.

Bathroom

With enclosed panel Bath and Lavatory Basin.

Bedroom No. 6

18 ft. 6 in. × 14 ft. 6 in. with tiled well grate and DRESSING ROOM adjoining.

Housemaids' Closets

With sink and slop pans.

Leading off the half landing on the West side of the house are—

The Day Nursery

23 ft. × 20 ft.

Night Nursery

15 ft. × 15 ft. with fitted Lavatory Basin.

Nurse's Bedroom

15 ft. 3 in. × 14 ft. 3 in. with fitted Lavatory Basin.

Bathroom

With enclosed panel bath and Lavatory Basin.

Separate W.C.

ON THE TOP FLOOR are :—

Three Maids' Bedrooms

With fitted Lavatory Basins, TWO STORE ROOMS and TANK ROOM.

The Nurseries and Maids' Bedrooms can be approached from a separate back staircase from the ground floor.

On the West side of the INNER HALL is a corridor communicating to :—

Study

15 ft. × 14 ft. 6 in. with tiled well grate and fitted cupboards ;

Cloak Room

with Lavatory Basin and W.C.

and Domestic Quarters

comprising :—

STORE ROOM, 13 ft. 6 in. × 12 ft. 6 in. with sink (h. & c.), and cupboard fixtures.

BUTLER'S PANTRY, 13 ft. 6 in. × 13 ft. with sink with pewter lined drainer, and cupboard fixtures.

SERVANTS' HALL, 15 ft. × 14 ft. with tiled well grate and cupboard fixtures.

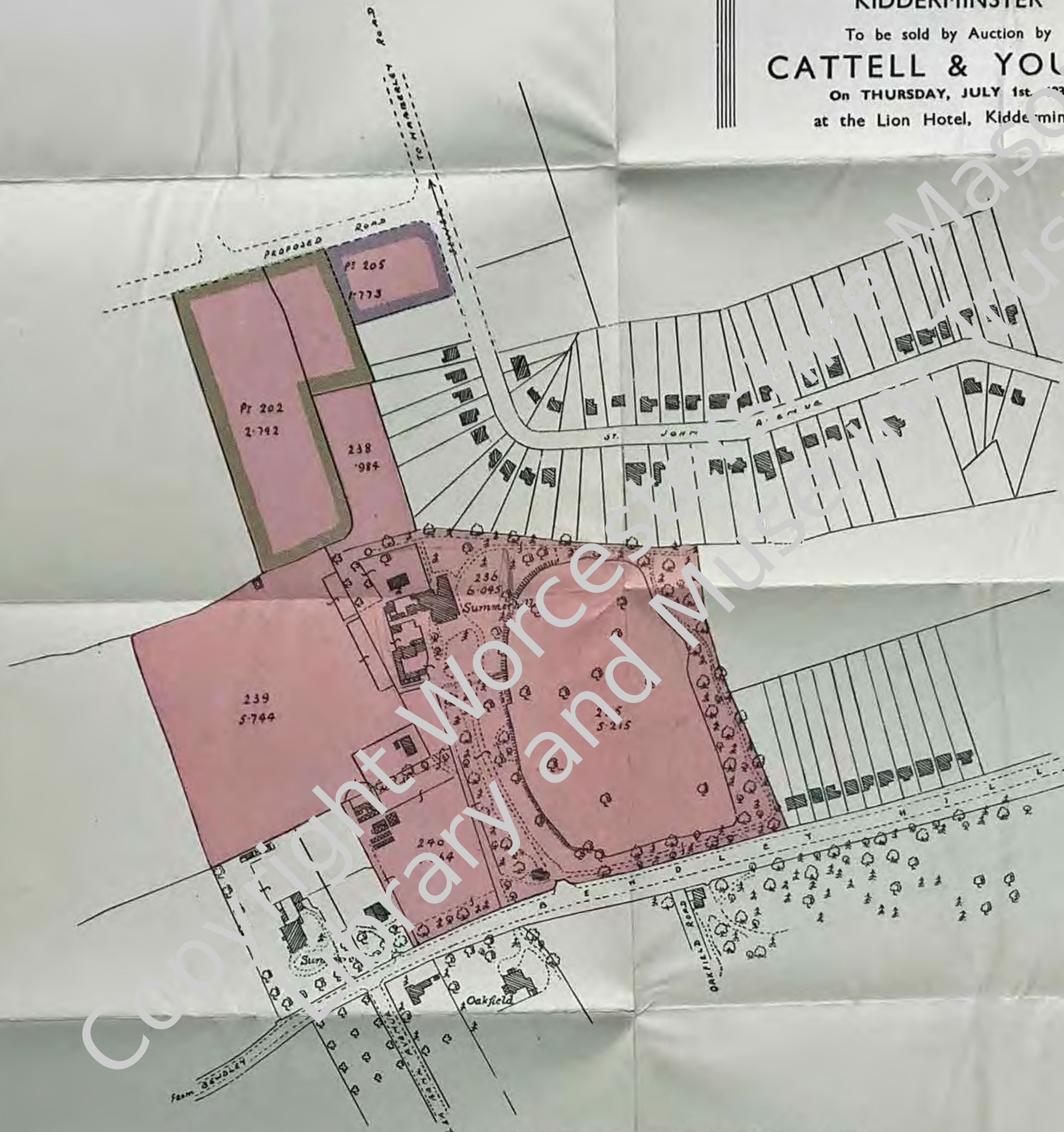
KITCHEN, 25 ft. × 15 ft. with tiled floor, Trafalgar cooking range, cupboard fixture and dresser.

BACK KITCHEN, 17 ft. 6 in. × 15 ft. with sink, range and cupboard fixtures.

BACK HALL leading to LARDER and DAIRY.

PLAN
OF
SUMMERHILL ESTATE
KIDDERMINSTER

To be sold by Auction by
CATTELL & YOUNG
On THURSDAY, JULY 1st 1917
at the Lion Hotel, Kidderminster



NOTE: This Plan is for the purpose of identification only, and, although believed to be correct, its accuracy is not guaranteed, and it does not form part of the contract.

NOTE: This Plan is based upon the Ordinance Survey Map with the sanction of the Controller of H.M. Stationary Office.

CATTELL & YOUNG,
Surveyors,
KIDDERMINSTER.

Scale 1/2500

JULY 1917